

AGENDA



VALLEJO PLANNING COMMISSION REGULAR MEETING – 7:00 P.M. COUNCIL CHAMBERS

555 Santa Clara Street, Vallejo, California

Jamar Stamps, Chair
Eric Blind, Vice Chair
Peggy Cohen-Thompson
Donald Douglass
Wanda Madeiros
Anthony Taylor
Tara Beasley-Stansberry

February 21, 2024

NOTICE: Members of the public will be able to participate in-person or remotely via Zoom. City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.

VIEW THE MEETING:

There are four different ways you can view this public meeting:

- In Person
- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar: <https://ZoomRegular.Cityofvallejo.net>

IMPORTANT NOTICE

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Planning Commission without prior notice for an item not listed on the AGENDA, no specific answers or responses should be expected at this meeting per State law.

Pursuant to Government Code Section 54954.3 of the Brown Act, members of the public shall be afforded the opportunity to speak on any agenda item of interest to them after being recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the Secretary of the Planning Commission prior to the consideration of the item or raise their hand via ZOOM: (<https://ZoomRegular.Cityofvallejo.net>) or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit www.cityofvallejo.net/publiccomment. In person speakers will be recognized first.

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Planning Commission without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Planning Commission will be available on the City of Vallejo website at www.cityofvallejo.net subject to staff's ability to post the documents prior to the meeting.

Disclosure Requirements: Government Code Section 84308 (d) sets forth disclosure requirements which apply to persons who actively support or oppose projects in which they have a "financial interest", as that term is defined by the Political Reform Act of 1974. If you fall within that category, and if you (or your agent) have made a contribution of \$250 or more to any commissioner within the last twelve months to be used in a federal, state or local election, you must disclose the fact of that contribution in a statement to the Commission.

Appeal Rights: The applicant or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendition of the decision of the Planning Commission, appeal the decision by filing a written appeal with the Director of Planning and Development Services. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by Director of Planning and Development Services or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.



The Council Chambers in City Hall is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

Upon motion of any Commissioner, all items placed upon the consent calendar may be acted upon collectively, and each shall be deemed to have received the action recommended by the Secretary or City Attorney; except that if any Commissioner objects to the placement of an item on the consent calendar, or if any member of the public wishes to address the Commission on any such item, the item shall be removed from the consent calendar and shall be heard and acted upon in its proper place on the agenda as designated by the Presiding Officer.

After making changes in the agenda, if any, as permitted under these rules of order and procedure, the Commission shall approve the agenda which shall constitute the agenda of business to be considered at the meeting. The motion offered to approve the agenda shall include the adoption of the consent calendar.

A. APPROVAL OF AGENDA

B. APPROVAL OF MINUTES

a. January 17, 2024 – Regular Meeting

C. OTHER CONSENT ITEMS -None.

5. REPORT OF THE CITY COUNCIL LIAISON

The City Council Liaison may, from time to time, wish to make announcements and report on items of activity that may be of interest to the Commission and the general public.

6. COMMUNITY FORUM

The Presiding Officer shall announce that members of the public have the opportunity to directly address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission and not on the current agenda. Up to fifteen (15) minutes shall be set aside for the community forum and each speaker shall be allocated up to three (3) minutes, unless time is extended by the Presiding Officer with the Commission's consent. Items of business listed on the agenda shall not be further discussed under the community forum. Anyone desiring to address the Commission may indicate such interest in one of the two ways listed below:

1. Any interested members of the public desiring to communicate with the Planning Commission for this item may approach the podium to speak when the Presiding Officer opens the Community Forum and indicate that they would like to do so.

*2. Any interested members of the public desiring to communicate with the Planning Commission for this item may do so via ZOOM: (<https://ZoomRegular.Cityofvallejo.net>), or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit www.cityofvallejo.net/publiccomment. Please know that in-person speakers will be recognized first.*

7. PUBLIC HEARINGS

A.

PROJECT NUMBER(S): Major Use Permit (MJP23-0001)
Public Convenience or Necessity (PCN23-0003)

PROJECT PLANNER: David Storer, Interim Planning Manager

PROJECT LOCATION: 4301 Sonoma Blvd / APN: 0051-250-700

PROJECT SUMMARY: The project consists of a Major Use Permit to secure a Type 20 Alcoholic Beverage Control (ABC) license for “off-sale beer and wine” within an existing 1,725 square foot Arco AM/PM convenience store with associated fuel sales, at 4301 Sonoma Boulevard. A Determination of Public Convenience or Necessity is also required because the proposed beer and wine sales would be located within Census Tract 2518.02, which has an existing over-concentration of off-sale alcohol licenses.

CEQA DETERMINATION: The project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1: “Existing Facilities” of the CEQA Guidelines.

RECOMMENDATION Staff recommends that the Planning Commission adopt Resolution No. PC 23-011 to APPROVE MJP23-0001, and PCN23-0003, subject to conditions.

B.

PROJECT NUMBER: Major Use Permit (MJP23-0004)
Minor Use Permit (MUP23-0017)
Public Convenience or Necessity (PCN23-0004)

PROJECT PLANNER: Adriana Ortiz, Contract Planner

PROJECT LOCATION: 5182 Sonoma Blvd, Suite 200 / APN: 0067-150-290

PROJECT SUMMARY: The project consists of a Minor Use Permit to allow the operation of a convenience store and a Major Use Permit to secure a Type-21 Alcoholic Beverage Control (ABC) license for “Off-Sale General” within an existing 2,650 square foot Meadows Store, at 5182 Sonoma Boulevard, Suite 200. A Determination of Public Convenience or Necessity is also required because the proposed beer, wine, and distilled spirits sales would be located within Census Tract 2518.03 and would result in an existing over-concentration of off-sale alcohol licenses.

CEQA DETERMINATION: The project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1: “Existing Facilities” of the CEQA Guidelines.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. PC 24-01 to **APPROVE** MJP23-0004, MUP23-0017 and PCN23-0004, subject to conditions.

C.

PROJECT NUMBER:	Minor Use Permit (MUP22-0008) and Development Review (DVR22-0025)
PROJECT PLANNER:	Douglas Fenn, Contract Planner
PROJECT LOCATION:	100 W. Baxter Street (vacant lot); APN: 0051-163-140)
PROJECT SUMMARY:	The project involves constructing a 3,048 square foot two-story single-family (livable space) residence, including a 2-car garage on a vacant hillside 6,305 square foot parcel (100 W. Baxter Street). The residence's first floor consists of two (2) bedrooms with a shared bathroom, a laundry room, an entertainment area, a downstairs living room, and a storage room. The second floor will have a kitchen, living area, storage room, powder room, and master suite.
CEQA DETERMINATION:	The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303 Class 3(a) because it proposes a single-family residence in a residential zone. Up to three single-family residences may be constructed or converted under this exemption in urbanized areas.
RECOMMENDATION:	Staff recommends that the Planning Commission adopt a Resolution to APPROVE Minor Use Permit (MUP22-0008) and Development Review (DVR22-0025) based on the findings and in Resolution No. PC 24-02.

8. WRITTEN COMMUNICATIONS

Written communications from the public will be received and filed. Written communications regarding items on the agenda will be noted at the time the item is considered.

9. REGULAR REPORTS

A. SECRETARY'S REPORT

The Secretary may, from time to time, report on items that may be of interest to the Commission and general public.

B. CITY ATTORNEY'S REPORT

The City Attorney may, from time to time, report on items that may be of interest to the Commission and general public.

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION

The Presiding Officer and any Commissioner may, from time to time, wish to make certain announcements, request information from staff, and to report on items of activity that may be of interest to the Commission and the general public.

D. REPORT OF THE SUBCOMMITTEES

10. OTHER AGENDA ITEMS

A. INFORMATIONAL ITEM – New Commission/Board Budget/Work Plan policy

B. POSSIBLE DISCUSSION OF FORMATION OF AD HOC SUBCOMMITTEE TO WORK ON PLANNING COMMISSION BUDGET/WORK PLAN

C. Discussion of Future Agenda Items

- a. Phase 2 Zoning Code Updates
- b. Housing, Safety and Environmental Justice Elements
- c. Overview of new State housing laws

11. ADJOURNMENT

I, Jasmine Thibeaux, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Planning Commission, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m. on Friday, February 16, 2024.

Dated: February 16, 2024



Jasmine Thibeaux

CITY OF VALLEJO PLANNING COMMISSION
Regular MEETING MINUTES
COUNCIL CHAMBERS
January 17, 2023

1. CALL TO ORDER

The meeting was called to order by Chair Stamps at 6:59 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Stamps, Vice-Chair Blind, Commissioners Cohen-Thompson, Douglass, Madeiros, Taylor, and Beasley-Stansberry

Absent: None

Staff present: Planning and Development Services Director Christina Ratcliffe, City Attorney Laura Zagaroli

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF AGENDA

B. APPROVAL OF MINUTES

- a. June 5, 2023
- b. August 21, 2023
- c. September 18, 2023
- d. October 16, 2023
- e. November 6, 2023
- f. November 13, 2023

C. OTHER CONSENT ITEMS – None

Action: Moved by Commissioner Cohen-Thompson, seconded by Commissioner Douglass, the Commission approve the agenda, minutes, and consent calendar with the following vote:

VOTE:

AYES: Chair Stamps, Vice-Chair Blind, Commissioners Cohen-Thompson, Douglass, Madeiros, Taylor and Beasley-Stansberry

NOES: None

ABSENT: None

ABSTAIN: None

5. REPORT OF THE CITY COUNCIL LIASION – Councilmember Palmares wished the Commission a Happy New Year and welcomed everyone back.

6. COMMUNITY FORUM – None

7. PUBLIC HEARING

A.

PROJECT NUMBER(S): Major Use Permit (MJP23-0001)
Public Convenience or Necessity (PCN23-0003)

PREPARED BY: Kristin Pollot, AICP, Interim Planning Manager

PROJECT LOCATION: 4301 Sonoma Blvd / APN: 0051-250-700

PROJECT SUMMARY: The project consists of a Major Use Permit to secure a Type 20 Alcoholic Beverage Control (ABC) license for "off-sale beer and wine" within an existing 1,725 square foot Arco AM/PM convenience store with associated fuel sales, at 4301 Sonoma Boulevard. A Determination of Public Convenience or Necessity is also required because the proposed beer and wine sales would be located within Census Tract 2518.02, which has an existing over-concentration of off-sale alcohol licenses.

CEQA DETERMINATION: The project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1: "Existing Facilities" of the CEQA Guidelines.

RECOMMENDATION Staff recommends the Planning Commission open the public hearing, accept comments, and then continue to the item to February 7, 2024.

Action: After opening the public hearing, Moved by Commissioner Cohen-Thompson, second by Commissioner Taylor, the Commission continued the hearing to February 7, 2024.

VOTE:

AYES: Chair Stamps, Vice-Chair Blind, Commissioners Cohen-Thompson, Douglass, Madeiros, Taylor and Beasley-Stansberry

NOES: None

ABSENT: None

ABSTAIN: None

B.

PROJECT NUMBER: Site Development (SD19-0004)

PREPARED BY: Cesar Orozco, Principal Planner

PROJECT LOCATION: 1888 and 1887 Broadway / APN: 0052-090-170, -210, -220, -230, 0052-080-190

PROJECT SUMMARY: The project consists of Site Development for the legalization of previously installed equipment upgrades at an existing concrete batch facility. The project includes legalization of six new pieces of equipment that were installed without the benefit of permits, including: a feed hopper, a radial stacker, two silos, an aggregated storage bin and a new dust collection system.

CEQA DETERMINATION:

The project is categorically exempt pursuant to Section 15303 and 15311 of the California Environmental Quality Act (CEQA) Guidelines (Class 3: "New Construction or Conversion of small structures" and Class 11: "Accessory Structures"). Therefore, no further environmental review is required.

RECOMMENDATION:

Staff recommend the Planning Commission open the public hearing, accept comments, and then continue to the item to a date uncertain.

Planning and Development Services Director Ratcliffe communicated the written communications received and the project will be re-noticed.

Chair Stamps opened for public comments.

Speakers: Don Osborne, Jane Williams

Chair Stamps closed public comments.

Commissioners asked questions and staff responded.

Action: After opening the public hearing, Moved by Commissioner Cohen-Thompson, second by Commissioner Taylor, the Commission continued the meeting to a date uncertain.

VOTE:

AYES: Chair Stamps, Vice-Chair Blind, Commissioners Cohen-Thompson, Douglass, Madeiros, Taylor and Beasley-Stansberry

NOES: None

ABSENT: None

ABSTAIN: None

8. WRITTEN COMMUNICATIONS

Two written communications were provided to the Planning Commission.

9. REGULAR REPORTS

A. SECRETARY'S REPORT

Planning and Development Services Director Ratcliffe gave an update on current staffing levels and City Council recently approved policy for budgets for commissions.

B. CITY ATTORNEY'S REPORT - None

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION - None

D. REPORT OF THE SUBCOMMITTEES – None

10. OTHER AGENDA ITEMS

A. INFORMATIONAL ITEM

This is an informational item only; no action will be taken.

B. Discussion of Future Agenda Items

- a. Phase 2 Zoning Code Updates
- b. Housing, Safety and Environmental Justice Elements
- c. Overview of new State housing laws

11. ADJOURNMENT

Chair Stamps adjourned the meeting at 7:21 p.m.

ATTEST:

Jamar Stamps, CHAIR

ATTEST:

Christina Ratcliffe
SECRETARY



**STAFF REPORT
CITY OF VALLEJO
PLANNING COMMISSION**

I. PROJECT INFORMATION

Item No. 7A

DATE OF MEETING:

February 21st, 2024

PROJECT NUMBER:

Major Use Permit (UP23-0001)
Public Convenience or Necessity (PCN23-0003)

PREPARED BY:

David A. Storer, AICP, Contract Planner, Interim
Planning Manager

PROJECT LOCATION:

4301 Sonoma Boulevard / APN: 0051-250-700

**APPLICABLE ZONING
CODE SECTION(S):**

Major Use Permit (Vallejo Municipal Code (VMC)
Section 16.606)
Alcoholic Beverage Sales (VMC Section 16.305)

PROJECT SUMMARY:

The project consists of a Major Use Permit to secure a Type 20 Alcoholic Beverage Control (ABC) license for "off-sale beer and wine" within an existing 1,725 square foot Arco AM/PM convenience store with associated fuel sales, at 4301 Sonoma Boulevard. A Determination of Public Convenience or Necessity is also required because the proposed beer and wine sales would be located within Census Tract 2518.02, which has an existing over-concentration of off-sale alcohol licenses.

CEQA DETERMINATION:

The project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1: "Existing Facilities" of the CEQA Guidelines.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 24-XX to **APPROVE** MJP23-0001, and PCN23-0003, subject to Findings and conditions of approval.

II. PROJECT DATA SUMMARY

APPLICANT:

BP North America c/o Rawlings Consulting
Attn: Steve Rawlings
26023 Jefferson Ave. Ste D
Murrieta, CA 94562

PROPERTY OWNER:	4301 Sonoma LLC 17343 Signature Drive Granada Hills, CA 91344
GENERAL PLAN DESIGNATION:	Business/Limited Residential
ZONING DISTRICT:	Central Corridor Commercial (CC)
EXISTING LAND USE:	Convenience Store with Associated Fuel Sales (Gas Station)
SURROUNDING LAND USE:	<u>North</u> – Commercial and Light Industrial (fast-food restaurant with self-storage beyond) <u>South</u> – Commercial (auto parts store) <u>East</u> – Commercial (Park Place Shopping Center; hardware store) and Residential (mobile home park) across Sonoma Boulevard (Hwy 29) <u>West</u> – Light Industrial (commercial transportation services)
LOT AREA:	One-acre, existing parcel
TOTAL FLOOR AREA:	1,725 square feet for existing convenience store, with 36 square feet dedicated to alcohol sales
PARKING REQUIREMENTS/ PROVIDED:	4 Required / 21 Existing

III. PROJECT DESCRIPTION

A. Background

In September 2009, a Planned Development (Unit Plan) was approved by the City to redevelop a 5.6 acre site, at the northwest corner of Sonoma Boulevard and Yolano Drive. The project included a development plan for the entire 5.6 acre site, with a range of uses proposed including commercial retail, flex retail (retail or office), dedicated office, a drive through fast-food restaurant, and a gas station with convenience store (with no beer and wines sales) and car wash. Since the 2009 approval, the only portions of the development plan that have been constructed (to date), include the gas station, convenience store and car wash ("project site"), and the fast-food restaurant, all located at the southeastern portion of the site. The gas station, convenience store and car wash are currently operated by ARCO and AM/PM, and the business has been under the same ownership since it first opened. According to the Vallejo Police Department (PD), the business is in good standing with the City and has consistently been cooperative and works closely with the PD as needed.

On November 17, 2023, a public hearing notice for the December 4, 2023, Planning Commission meeting to consider this project, was published in the Times Herald, mailed to all active neighborhood groups, all property owners within 500 feet of the subject property, all members of the Planning Commission, the applicant and property owner.

On December 4, 2023, the Planning Commission opened a public hearing to consider the project; however, upon a recommendation from staff, the Planning Commission continued the hearing to January 17, 2024, in order to allow additional time to compile additional background information needed to determine compliance with required findings.

On January 17, 2024, the Planning Commission, upon recommendation from staff, continued the public hearing to February 5, 2024.

Location and Land Use Context

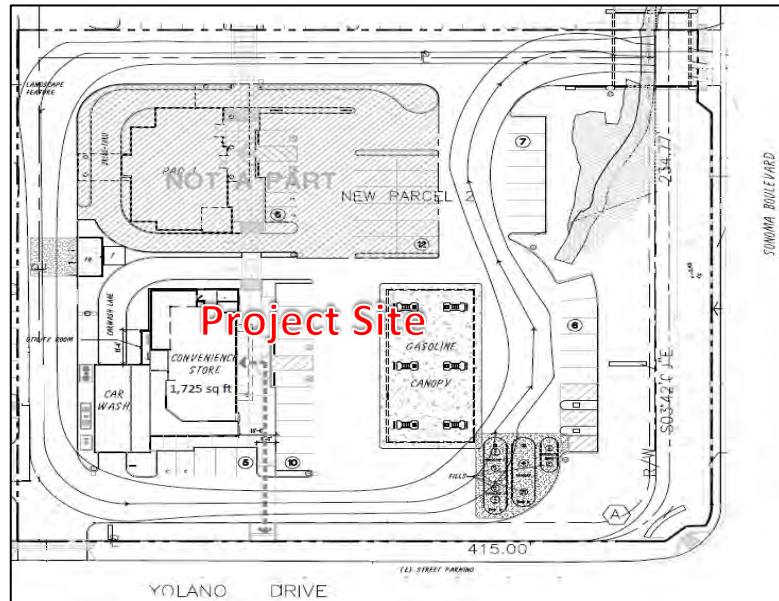
The project site is located at the northwest corner of Sonoma Boulevard and Yolano Drive. As mentioned above, the existing project site is located within the southeast portion of the 2009 approved development plan, and while there is an existing fast-food restaurant with drive-through (El Pollo Loco) located immediately to the north of the project site, the rest of the 5.6 acre approved development plan surrounding these two businesses, is currently vacant. Existing uses located just beyond the vacant areas of the approved development plan include an existing mini-storage facility to the north and a commercial transportation business to the west. Uses located south and southwest of the project site across Yolano Drive, include a retail auto parts store located at the corner, with a vacant warehouse and the Napa Smith Brewery located just beyond (to the west). Across Sonoma Boulevard to the east, are a wide range of uses including the Park Place retail shopping center (generally east and southeast of the project site), and an existing hardware store and large mobile home park (just north of the retail shopping center). In addition, Highway 37 is located approximately 0.3 miles to the north of the site. See Figure 1 shown below for a map of the site.

Figure 1. Vicinity Map



The specific project site consists of a 1,725 square foot, one-story retail commercial building with an automatic car wash attached to the rear of the building, and a large freestanding canopy in the front with six retail fuel pump islands below (serving up to 12 cars at a time). The building is primarily facing Sonoma Boulevard and has access from both Sonoma Boulevard and Yolano Drive (see Figure 2, below). The frontage street adjacent to the Property is fully improved with a sidewalk, curb, and gutter.

Figure 2. Site Plan



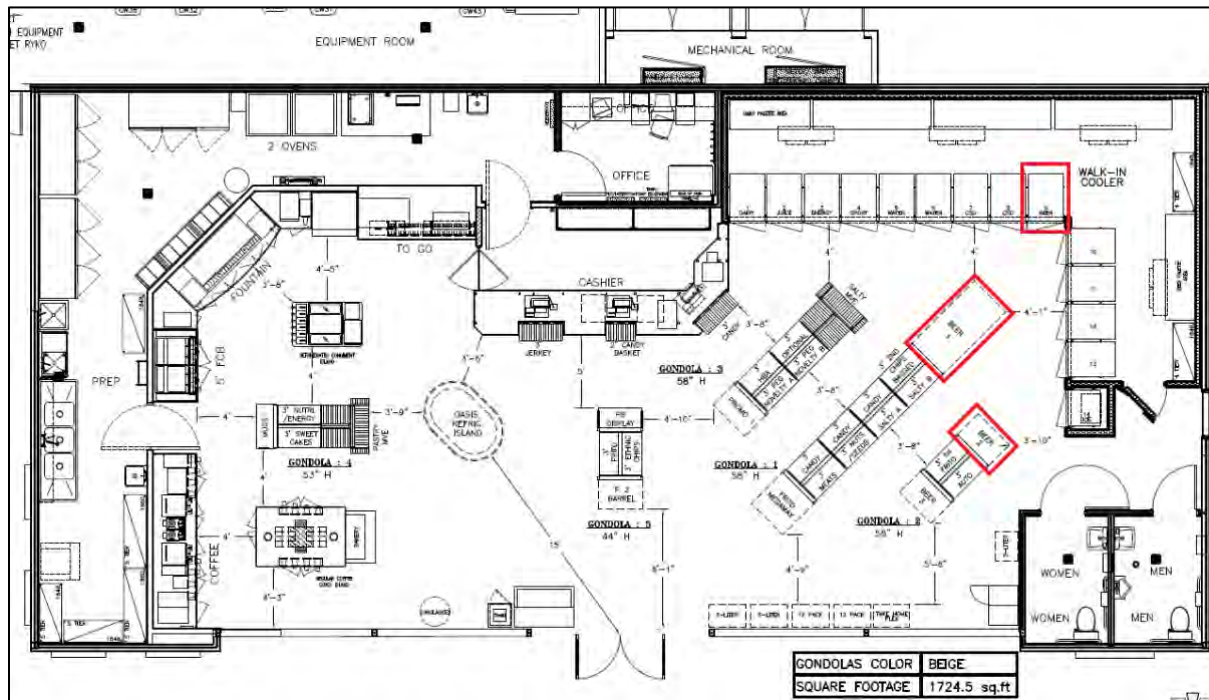
B. Project Description

The applicant, BP North America c/o Rawling Consulting, is seeking approval for a major use permit to obtain a Type-20 (off-sale beer and wine) ABC license. This license would enable the sale of pre-packaged beer and wine in conjunction with a gas station and convenience store (Arco AM/PM) for off-site consumption only.

As mentioned above, the Arco AM/PM is an existing business located within a freestanding building with a total area of 1,725 square feet at the northwest corner of Sonoma Boulevard and Yolano Drive. The existing convenience store offers a variety of retail items for sale, including beverages, breakfast pastries, hot and cold prepackaged foods, and other convenience store items. The store operates 24 hours a day, 7 days a week, with a staff of 2 full-time employees and 4 part-time employees; however, the proposed alcohol sales would be limited to the hours between 6:00 a.m. and 12:00 a.m. daily, with no alcohol sales occurring after midnight. The project site provides 21 on-site parking spaces, consisting of 19 standard parking spaces and 2 ADA compliant parking spaces. Additionally, there are 12 vehicle spaces for fuel pumping available under the gas pump canopy. It's important to note that there are no proposed modifications to the interior or exterior of the existing building or surface parking areas associated with this proposed project.

The pre-packaged beer and wine are proposed to be stored in refrigerators situated at the northeast corner of the sales floor (see Figure 3 below, for the existing/proposed floor plan). Currently, the refrigerators hold beverages such as soft drinks, teas, juices, and water. Additionally, the applicant intends to stock beer and wine on three shelves within the sales floor and in a walk-in cooler. The total display and storage areas for beer and wine would represent approximately 36 square feet, or approximately 2% of the overall convenience store area as shown on the project plans. These proposed locations are strategically placed near the cashier and away from the main store entrance, ensuring proximity and visual oversight. It is also important to highlight that the establishment would fully comply with State laws to prevent the sale of alcohol to underage individuals. Alcoholic beverages would only be sold to individuals who meet the state-required age of 21+ and can provide valid identification.

Figure 3 – Floor Plan



IV. STAFF ANALYSIS

A. Permits Required

Major Use Permit. According to VMC section 16.305.05, “liquor stores, convenience stores, and mini-markets associated with fuel sales offering alcoholic beverages for off-site consumption shall require a major use permit, as prescribed in Chapter 16.606, Minor and Major Use Permits.” According to VMC section 16.606.02.B, “the planning commission shall review, approve, conditionally approve, or deny an application for a major use permit based on consideration of the requirements of this chapter.”

Determination of Public Convenience and/or Necessity. According to VMC section 16.305.03, “the director or the planning commission [as appropriate] may make a determination of public convenience or necessity to allow the establishment of a new retail alcohol sales establishment or to allow the issuance of an additional license for any alcohol sales establishment in any area of the city that has an undue concentration of retail alcohol outlets or a higher crime rate than the average defined by the California Business and Professions Code Section 23958.4 (a).” According to correspondence with the Department of Alcohol and Beverage Control (ABC) the project site is located within Census Tract 2518.02, which allows for two “off-sale” licenses, whereas there are ten currently active. Because the number of active licenses exceeds the number allowed, it has been determined that an undue concentration exists, and as such, a Public Convenience and/or Necessity determination would be needed in order to allow an additional Type-20 license to be issued within the Census tract.

B. General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is Business/Limited Residential (B/LR). The General Plan characterizes this designation as follows:

The B/LR designation is intended to facilitate high quality employment-based businesses, including professional office; health care and life sciences; research and development; production, distribution, and repair (PDR); and light industrial, manufacturing and similar uses conducted primarily inside of buildings. A mix of lot sizes is encouraged to accommodate small businesses as well as larger campus- style uses. Restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of businesses, employees, and residents of the surrounding area are accommodated in the B/LR designation.

Staff has determined that the project is consistent with the B/LR land use designation in that it includes continuation of an existing retail convenience store that serves existing businesses, employees and residents in the area. The proposed addition to allow for sales of beer and wine for off-site consumption, would expand the product offerings within the existing store, providing additional goods and services to patrons, as well as an increase in sales and property tax revenue for the City. Additionally, the project is also consistent with applicable General Plan 2040 policies and actions. Key policies and actions relevant to the project are shown in the table below in **bold**, followed by staff's analysis in *italic*:

General Plan 2040 Policies and Actions	
Policies and Actions	Staff's Analysis
Policy CP-1.11: Responsible Alcohol Sales. Promote responsible alcohol sales through regulation and education. Action CP1.11C Consider amending City regulations to limit the number and density of convenience stores selling alcohol, including those within close proximity to one another and to schools and other youth-serving facilities.	<i>The project site is situated in a location that is not within 1,000 feet of any other liquor store use, as specified by VMC 16.305.05. The project's compliance with the regulation ensures that the proposed project adheres to the designated distance requirements set forth by the city.</i>
Policy EET-3.2: Local Business Retention. Retain existing businesses and encourage their expansion within Vallejo.	<i>The proposed expansion of product offerings, specifically the inclusion of beer and wine, would contribute to the retention of an existing business by providing customers with a convenient one-stop option. This eliminates the need for customers to travel across town to another store that offers beer and wine for off-site consumption after fueling their vehicles. Additionally, the introduction of alcohol sales is expected to generate increased revenue, which could be utilized to cover both current and future overhead costs.</i>

Policy EET-3.4 Commercial and Neighborhood Corridors. Enhance commercial corridors to create a vibrant mix of places to live, work, shop, and play	<i>The proposed expansion of product offerings would not only enhance the business but would also align with the City goals for enhancing the commercial corridor. By expanding the offerings within an existing convenience store, residents and employees in the area could be provided with a wider range of goods located at one retail outlet. Additionally, this expansion would have a positive economic impact, leading to increased sales and property tax revenue for the City, fostering further development and prosperity.</i>
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C. Vallejo Municipal Code Compliance

The project site is zoned Central Corridor Commercial (CC). The Zoning Code provides the following description for the CC Zoning District:

The CC Zoning District is intended to create and establish regulations for community serving mixed-use areas along the Sonoma Boulevard Central Corridor and areas subject to the Sonoma Boulevard Specific Plan. Land uses include mixed-use with housing, medium and high density residential or non-residential uses at street level, subject to design and development standards to promote a mixed-use and pedestrian orientation.

VMC Table 16.102-A: *Zoning Districts*, states that the CC Zoning District implements the Business/Limited Residential General Plan Land Use Designation. VMC section 16.305.05 states that, "liquor stores, convenience stores, and mini-markets associated with fuel sales offering alcoholic beverages for off-site consumption shall require a major use permit, as prescribed in Chapter 16.606, Minor and Major Use Permits."

Convenience store uses under 2,500 square feet are permitted in the CC zone. In addition, as mentioned above, a Planned Development was approved by the City in 2009, which included approvals to construct the 1,725 square foot convenience store with gas station, which has been in operation since that time without the ability to sell alcohol for off-site consumption.

General Development Standards

Although the proposed project involves no physical interior or exterior changes to the site, an analysis of the project site compared to the current applicable development standards within the CC zoning district was conducted (to the extent feasible), and as shown below, the project site is consistent, or conditionally consistent, with all applicable standards:

Central Corridor Commercial Applicable Development Standards (VMC Section 16.204)		
Code Section	Development Standard	Compliant?
Table 16.204-A: Maximum Non-Residential Floor Area Ration	3.0	Yes

Table 16.204-A: Setbacks, Commercial Development	Street Frontages: 0 – 10 where abutting R District Interior Side: 5/10 ft, where abutting R District Rear: 5/10 ft, where abutting R District	Yes
Table 16.204-A: Building Maximum Height (Stories)	8	Yes
Table 16.204-A: Street Trees (ft. frontage)	1 per 30 ft. of frontage.	Conditionally. The 2009 approved landscape plan shows street trees along Sonoma Boulevard and Yolano Drive, with spacing meeting the current zoning standard; however, a visit to the site, noted that the planned trees along Sonoma Boulevard have not yet been installed. A condition has been added to ensure these trees are planted prior to establishment of the new use.
VMC Section 16.204.03 (C.1) – Pedestrian Entrances	Non-residential uses at street level shall provide one entrance from public right-of-way	Yes
VMC Section 16.204.03 (G) – Building Orientation and Entrances	Buildings shall be oriented to face public streets; building shall be generally parallel to streets	Yes

Off-Street Parking

The existing on-site parking includes 19 standard parking spaces and 2 ADA compliant parking spaces, totaling 21 on-site parking spaces, which complies with the City's parking requirement that applies to convenience stores per VMC Table 16.508-B. In addition, the spaces underneath the gas pump canopy add an additional 12 vehicle parking spaces to the subject lot. The major use permit request to allow for the addition of pre-packaged beer and wine sales for off-site consumption at an existing convenience store is not considered a change in overall use, and as such, would not increase the parking requirement. Therefore, no additional parking is required.

Hours of Operation

The Arco AM/PM is currently authorized to operate as a gas station and convenience store, operating 24 hours a day, 7 days a week. In line with other gas station convenience stores in the city, the applicant

proposes to restrict the sale of alcohol for off-site consumption to the hours of 6:00 am to 12:00 am daily.

Alcoholic Beverage Sales

VMC Section 16.305, *Alcoholic Beverage Sales*, includes additional regulations established to implement the general plan's policy to promote responsible sale and service of alcoholic beverages, as well as reduce impacts from the operation of businesses selling alcoholic beverages for on-site or off-site consumption. VMC Section 16.305.02, includes an extensive list of requirements related to alcoholic beverage sales, which would be carried forward as conditions on this project approval (as applicable). These requirements generally relate to ensuring the business operator prevents loitering on site, limits late-night sales of alcohol, keeps the property clean and free of litter/graffiti, displays proper signage related to regulations, allows for periodic inspections by City staff (including Police Dept.) as needed, and follows proper requirements if/when the business changes hands to a new operator.

VMC Section 16.305.05, includes additional requirements specific to "liquor stores, convenience stores, and mini-markets associated with fuel sales offering alcoholic beverages for off-site consumption." Staff has determined that the project would comply with these requirements as follows:

A. The planning commission may grant such a permit only if, from the facts presented with the application, at the public hearing, or as determined by investigation, it finds that the conditions described in Section 16.305.04, Eating and Drinking Establishments, exist.

1. (Section 16.305.04.A) The location and operating characteristics of the proposed alcohol sales will not adversely affect sensitive land uses in the surrounding area, including, but not limited to, residences, schools, parks, playgrounds, places of religious assembly, hospitals, and convalescent homes. For the purposes of this chapter, "adversely affect" means to impact in a substantial, negative manner the economic value, habitability, or use of properties in the immediate area.

Staff Analysis/Finding: Consistent; the only sensitive land use in the vicinity of the project site would be the existing residential area (mobile home park) located to the northeast, across Sonoma Boulevard (approximately 500 feet away from the convenience store). The proposed use of off-site beer and wine sales at the project site would not adversely affect the nearby residential area, in that the business would adhere to its own security plan (which has been reviewed by the Vallejo Police Department), as well as all requirements outlined in the VMC Section 16.305.02, ensuring responsible sale of alcoholic beverages at the site.

2. (Section 16.305.04.B) The impacts of any nearby discretionary land use that is already subject to a use permit and that also proposes to engage in late night alcohol sales and/or service are not increased;

Staff Analysis/Finding: Not applicable; the proposed use does not include late night alcohol sales, and there are no other nearby businesses that currently offer late night alcohol sales.

3. (Section 16.305.04.C) Conditions including, but not limited to, interior and exterior restrictions such as noise controls, location and use of parking areas, sound barriers, and other performance standards manage, minimize, mitigate, eliminate or reduce the impacts of that activity on the public health and safety.

Staff Analysis/Finding: *Consistent; the proposed use of off-site beer and wine sales at the project site would not contribute any new noise source to the existing area, and it is not expected to result in increased traffic to the site that could impact parking areas or other performance standards intended to manage, minimize, mitigate, eliminate or reduce impacts on public health and safety.*

- B. No liquor store, except for a large format liquor store, or convenience store, or mini-market associated with fuel sales offering alcoholic beverages for off-premise consumption shall be established within one thousand feet of a property containing an existing or approved liquor store, convenience store or mini-market associated with fuel sales offering alcoholic beverages for off-site consumption.

Staff Analysis/Finding: *Not applicable; the project site is not located within 1,000 feet of another property containing an existing or approved liquor store, convenience store or mini-market associated with fuel sales offering alcoholic beverages for off-site consumption.*

- C. A convenience store or mini-market may sell beer and wine under a ABC Type 20 license provided the total floor area devoted to display of such products does not exceed ten percent of the gross floor area.

Staff Analysis/Finding: *Consistent; the floor area for the proposed beer and wine sales would be 36 square feet, or approximately 2% of the total retail floor area.*

Public Convenience and/or Necessity Determination

VMC Section 16.305.03.B, *Basis for Determination*, states that the planning commission may make a determination of public convenience, or a determination of necessity based on crime statistics provided by the police department and consideration of the following:

1. Special or unusual circumstances that justify a new establishment or license including, but not limited to, providing a service that existing alcohol sales uses do not offer.

Staff Analysis: *As shown in the table below, there are currently 10 active off-sale licenses within the Census Tract, where only two would typically be permitted; however, all existing licenses are generally located south of Serano Drive, with the closest license (for Smart & Final) located just over 1,500 feet from the proposed project site (see Figure 4 below). According to ABC, there are no off-sale licenses located along Sonoma Blvd., between Serano Drive and Highway 37, which is an approximate 0.6 mile stretch. Uses north of the subject site toward Highway 37 consist of mini-storage facilities, a car dealership, motels, the Vallejo Village shopping center and a few restaurants. AM/PM offers many different products such sandwiches, hot dogs, bagels, and coffee, and Arco/AMPM is the only gas station/convenience store along an approximately 2 mile stretch of Sonoma Blvd. from Lewis Brown Drive to Tennessee Street.*

2. Evidence that the proposed outlet needs the license in order to operate profitably.

Staff Analysis: *According to the applicant, consumers have become accustomed to buying beer and/or wine at convenience stores and often make the choices to do business at places that provide not only gas and groceries, but beer as well. Again, according to the applicant, the operator makes very little revenue on the sale of gas alone. Providing the products that customers desire is important to the applicant for retaining customers and maintaining profitability. The applicant also states that this store has lost sales because of the lack of beer/wine, which is a product frequently requested by customers.*

3. If the business has a license at a different location and is relocating within the same census tract.

Staff Analysis/Finding: The applicant is not relocating from a different location; however, it is worth noting that they operate approximately 40 stores across the state of California that sell alcohol (none are in the same census tract).

4. Consistency of the proposed use with the general plan and any applicable specific plan or planned development approval and evidence that the proposed retail outlet will not have impacts detrimental to development or people living or working in the immediate surrounding neighborhood.

Staff Analysis/Finding: See discussion above in staff analysis Section IV.B

5. Proximity of other alcohol retail outlets, which would serve the needs of prospective patrons.

Staff Analysis/Finding: As mentioned above, there are currently 10 active off-sale licenses within the Census Tract; however, all existing licenses are generally located south of Serano Drive, with the closest one (for Smart & Final) located just over 1,500 feet from the proposed project site (see Figure 4 below). According to ABC, there are no off-sale licenses located along Sonoma Blvd., between Serano Drive and Highway 37, which is an approximate 0.6 mile stretch. AM/PM offers many different products such as fuel, sandwiches, hot dogs, bagels, and coffee, and AM/PM is the only gas station/convenience store along an approximately 2 mile stretch of Sonoma Blvd. from Lewis Brown Drive to Tennessee Street.

6. Proximity of the proposed site to a residential neighborhood or other sensitive land use such as elementary, secondary and high schools, transitional housing, or facilities providing services to homeless persons.

Staff Analysis/Finding: As mentioned above, the only sensitive land use in the vicinity of the project site would be the existing residential area (mobile home park) located to the northeast, across Sonoma Boulevard (approximately 500 feet away from the convenience store). The proposed use of off-site beer and wine sales at the project site would not adversely affect the nearby residential area, in that the business would adhere to its own security plan (which has been reviewed by the Vallejo Police Dept.), as well as all requirements outlined in the VMC Section 16.305.02, ensuring responsible sale of alcoholic beverages at the site.

7. Whether the economic benefit of the proposed outlet to the district and/or the city will outweigh any possible negative impacts because the proposed use will attract patrons to the area and positively effect adjacent businesses by furthering a city objective, such as the creation and enhancement of entertain and craft beverage areas.

Staff Analysis/Finding: According to the applicant and the Vallejo Police Department (based on their review of the proposed project and the calls for service history in the area), no negative impacts are foreseen with the sale of beer and wine at this location. It is expected that the sale of beer and wine would provide convenience to existing customers as they would be able to purchase more of their desired products at one location. Customers would be making one less trip in their vehicle, which would also reduce traffic on the street.

8. Whether there is a history of alcohol-related crimes or calls for police service for the area where the use is proposed.

Staff Analysis: According to the Vallejo Police Department call records, there have been 291 calls for service over the last three months (August 2023 through December 2023) within a ¼ mile of the project site; however, there was only one incident directly associated with the project site, which was classified as a theft. The Vallejo Police Department did not note anything that is significant or concentrated in the area, to raise concerns for the addition of off-site beer and wine sales in the premises. In addition, the Vallejo Police Department reviewed the Applicant's Security Plan and are in support of the application.

Existing Active Off-Site ABC Licenses within Census Tract 2518.02

Business Name	License Type	Orig. Iss. Date	Premises Addr.
FOOD BASKET	20	1/25/1999	1694 BROADWAY ST, VALLEJO, CA
DOLLAR TREE 1210	20	8/28/2001	3475 SONOMA BLVD, STE 10, VALLEJO, CA
SEAFOOD CITY	21	5/28/2003	3495 SONOMA BLVD, VALLEJO, CA
JACKS FOOD & LIQUOR	21	8/18/2004	857 SERENO DR, VALLEJO, CA
BONFARE MARKET # 30	21	9/14/2006	2240 SACRAMENTO ST, VALLEJO, CA
SMART & FINAL 338	21	5/20/2008	3901 SONOMA BLVD, VALLEJO, CA
CVS PHARMACY STORE 9832	21	6/22/2009	3678 SONOMA BLVD, VALLEJO, CA
WALGREENS 3171	21	12/5/2013	1050 REDWOOD ST, VALLEJO, CA
TJ MARKET INC	21	11/13/2012	2400 SACRAMENTO ST, VALLEJO, CA
WALMART # 5609	21	6/25/2014	701 SERENO DR, VALLEJO, CA

Figure 4. Map of Existing License Locations in Proximity to the Project Site with Census Tract boundary in red



V. FINDINGS

Major Use Permit

VMC Section 16.606.03, requires the review authority to make the following findings prior to granting a Major Use Permit (the findings are in bold, and staff's determination follows in italics):

- A. The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code.**

The proposed project aligns with the Central Corridor Commercial (CC) zone regulations outlined in Vallejo Municipal Code (VMC) Table 16.301-A, which conditionally permits the sale of pre-packaged beer and wine for off-site consumption in conjunction with a gas station convenience store. To comply with these regulations, a Major Use Permit (MJP) is required. The project also adheres to the applicable development standards specified in Title 16 of the VMC, as proposed and subject to necessary conditions.

- B. The proposed use is consistent with the general plan and any applicable specific plan or planned development and any other applicable plans.**

The project site is designated as District – Business/Limited Residential (B/LR) on the General Plan Land Use Map. The General Plan 2040 B/LR designation is intended to facilitate high quality employment-based businesses, including professional offices, restaurants, retail stores, hotels, and recreation facilities that cater to the needs of businesses, employees, and residents of the surrounding area. As proposed, the project is consistent with the B/LR land use designation in that it will broaden shopping opportunities for patrons of the Arco/AMPM gas station convenience store and the residents of the surrounding area by adding a diverse product inventory that includes the sale of pre-packaged beer and wine, a product typically available for sale by a convenience store. The project is also consistent with applicable General Plan 2040 policies as noted in the report.

- C. The subject parcel is physically suitable for the type of land use being proposed.**

The proposed use is deemed physically suitable for the subject parcel. Considering that gas station convenience stores commonly offer packaged alcoholic beverages as part of their product range, the presence of the existing gas station convenience store will not compromise the integrity and character of the CC zone. The proposal has been thoroughly reviewed by the City of Vallejo Planning Division and Police Department, who have expressed no objections to the proposed use and have provided conditions of approval.

- D. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation.**

The proposed inclusion of pre-packaged beer and wine sales for off-site consumption within the Arco/AMPM gas station convenience store (Type-20 Off-Sale Beer and Wine License) is considered a compatible use with the CC zone. It is anticipated that it will be compatible with existing and permissible land uses that will locate in the immediate vicinity. Approval of the project will enhance the variety of items available to customers at the gas station convenience store. The sale of pre-packaged beer and wine in conjunction with a gas station convenience store is a

common practice observed in many similar establishments. Moreover, the location is surrounded by other commercial retail and service businesses of comparable size to the existing gas station convenience store. The proposed hours of alcohol sales will be limited from 6 am to midnight daily, aligning with the operational hours of other commercial businesses in the area.

- E. The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.**

No physical alterations are proposed to the existing building or site to accommodate the proposed project request for an ABC Type-20 alcohol license to allow the off-site sale of pre-packaged beer and wine. The primary use of the site will remain a gas station with convenience store. The sale of pre-packaged beer and wine will not require any alterations to the interior or exterior of the building and will only occupy approximately 2% of the store's existing floor area. This designated area will be situated at the rear of the store, strategically distanced from the entry doors to discourage potential shoplifters.

- F. The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare.**

The conditions of approval for the proposed project will ensure that the retail use, which includes the incidental sale of pre-packaged beer and wine for off-site consumption under an ABC Type-20 alcohol license, operates in a manner that prioritizes the public interest, health, safety, and general welfare. These conditions encompass ongoing compliance with ABC regulations and the Vallejo Municipal Code, along with standard requirements for this type of use. These conditions explicitly prohibit on-site consumption of beer and wine, as well as loitering. With the proposed conditions in place, the use will not have any detrimental effects on the public interest, health, safety, or general welfare.

- G. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.**

The project is exempt under Section 15301 (a) (Class 1 "Existing Facilities") of the California Environmental Quality Act (CEQA) Guidelines. Therefore, no further environmental review is required.

Determination of Public Convenience or Necessity

As required by VMC Section 16.305.03.B, the Planning Commission may make a determination of public convenience, or a determination of necessity, based on the following factors:

- A. The sale of packaged beer and wine for off-sale premise consumption (Type-20 Off-Sale Beer and Wine License) at an existing gas station convenience store aligns with the primary use of the site and the General Plan land use designation of Business/Limited Residential. This designation aims to support retail stores and service businesses that cater to the needs of businesses, employees, and residents in the surrounding area.
- B. The application has been reviewed by the Vallejo Police Department, and it has been determined that there is no significant history of crimes or calls for police service in the immediate area or in

connection with the existing business. The Arco/AMPM gas station convenience store, being a large chain establishment, has a positive track record of cooperation with local law enforcement. Furthermore, the proposed project ensures that the dedicated sales floor for alcohol will constitute no more than two percent of the total sales floor area.

VI. ENVIRONMENTAL REVIEW

Following a review of the project, staff has determined that the project is categorically exempt pursuant to Section 15301 Class 1: "Existing Facilities," of the CEQA Guidelines. Furthermore, the City has considered whether or not any of the exceptions found under Section 15300.2 of the CEQA Guidelines exist, which would preclude the project from being categorically exempt from CEQA. The project is consistent with Section 15300.2 as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource. Therefore, no further environmental review is required.

VII. NOTICING AND PUBLIC COMMENTS

On November 17, 2023, pursuant to VMC Section 16.602.08 – Noticing. A notice for the December 4, 2023, hearing was published in the Times Herald, mailed to all active neighborhood groups, all property owners within 500 feet of the subject property, all members of the Planning Commission, the applicant and property owner.

On December 4, 2023, the Planning Commission opened the public hearing for the project and continued the hearing to January 17, 2024.

On January 17, 2024, the Planning Commission continued the public hearing again, to February 5, 2024.

Staff has not received any comments or questions from the public on the application at the time of the preparation of this staff report.

VIII. CONCLUSION / STAFF RECOMMENDATION

Based on the analysis contained in this staff report and the project's consistency with necessary findings related to alcohol sales and the existing overconcentration of off-sale ABC licenses within the Census Tract, staff recommends that the Planning Commission **APPROVE** Major Use Permit (MJP23-0001) and Public Convenience or Necessity Determination (PCN23-0003) based on the findings and provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the Resolution.

IX. EXPIRATION

Pursuant to VMC Section 16.602.12 (A.2), approval of the Major Use Permit and Public Convenience or Necessity determination shall automatically expire two years after approval, unless authorized use has commenced prior to the expiration date (February 5, 2026; if approved at this meeting and not appealed).

X. APPEAL PROCEDURE

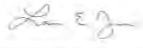
VMC Section 16.602.14, *Appeals*, the applicant, or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendering of the decision of the Planning Commission appeal in writing to the City Council by filing a written appeal with a fee of \$1,409.21 with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within five hundred feet of the project boundary. The Council may affirm, reverse, or modify any decision of the Planning Commission that is appealed.

XI. ATTACHMENTS

1. Resolution No. PC 24-XX
 - a. Exhibit A – Conditions of Approval
2. Project Plans
3. Business Security Plan

Approved as to form:

By:  for
Veronica A.F. Nebb
City Attorney

ATTACHMENT 1

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 24-XXX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VALLEJO
APPROVING 1) A MAJOR USE PERMIT (MJP23-0001) AND 2) PUBLIC
CONVENIENCE OR NECESSITY (PCN23-0003) TO ALLOW THE OFF-SITE SALE OF
BEER AND WINE (TYPE-20 ABC LICENSE) AT THE EXISTING ARCO/AMPM
SERVICE STATION LOCATED AT 4301 SONOMA BOULEVARD (APN:0051-250-
700) AFTER FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES
SECTIONS 15301 – EXISTING FACILITIES**

I. GENERAL FINDINGS

WHEREAS, on August 29th, 2017, the City Council adopted General Plan 2040; and

WHEREAS, the property which is the subject of the above-referenced proposed entitlements (Subject Property) has a General Plan 2040 land use designation of Business/Limited Residential; and

WHEREAS, on July 22nd, 2021, the City Council adopted a new Zoning Code and Zoning Map; and

WHEREAS, the Subject Property is located in the Central Corridor Commercial (CC) Zoning District; and

WHEREAS, On December 4th, 2023, the Planning Commission opened a public hearing to consider the project; however, upon a recommendation from staff, the Planning Commission continued the hearing to January 17th, 2024, in order to allow additional time to compile additional background information needed to determine compliance with required findings; and

WHEREAS, On January 17th, 2024, the Planning Commission, upon recommendation from staff, continued the public hearing to February 5th, 2024; and

WHEREAS, on February 5th, 2024, the City of Vallejo Planning Commission, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing; and

WHEREAS, the Planning Commission considered testimony and evidence, both written and oral, provided at the public hearing, as well as other documents contained in the record of proceedings relating to the Project, which are maintained in the offices of the City of Vallejo Planning Division; and

WHEREAS, based on evidence received in the staff report and at the public hearing, the Planning Commission makes the following factual findings:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

Following a review of the project, the project has been determined to be exempt from the requirements of the California Environmental Quality Act (CEQA). Under CEQA, the State has identified classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA. The project is exempt pursuant to CEQA Guidelines, Section 15301 (Class 1: "Existing Facilities"). Furthermore, the City has considered whether or not any of the exceptions found under Section 15300.2 of the CEQA Guidelines exist, which would preclude the project from being categorically exempt from CEQA. The project is consistent with Section 15300.2 as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource.

III. FINDINGS RELEVANT TO THE APPROVAL OF THE MAJOR USE PERMIT (VMC Section 16.606.03)

- A. The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code.**

The proposed project aligns with the Central Corridor Commercial (CC) zone regulations outlined in Vallejo Municipal Code (VMC) Table 16.301-A, which conditionally permits the sale of pre-packaged beer and wine for off-site consumption in conjunction with a gas station convenience store. To comply with these regulations, a Major Use Permit (MJP) is required. The project also adheres to the applicable development standards specified in Title 16 of the VMC, as proposed and subject to necessary conditions.

- B. The proposed use is consistent with the general plan and any applicable specific plan or planned development and any other applicable plans.**

The project site is designated as District – Business/Limited Residential (B/LR) on the General Plan Land Use Map. The General Plan 2040 B/LR designation is intended to facilitate high quality employment-based businesses, including professional offices, restaurants, retail stores, hotels, and recreation facilities that cater to the needs of businesses, employees, and residents of the surrounding area. As proposed, the project is consistent with the B/LR land use designation in that it will broaden shopping opportunities for patrons of the Arco/AMPM gas station convenience store and the residents of the surrounding area by adding a diverse product inventory that includes the sale of pre-packaged beer and wine, a product typically available for sale by a convenience

store. The project is also consistent with applicable General Plan 2040 policies as noted in the report.

C. The subject parcel is physically suitable for the type of land use being proposed.

The proposed use is deemed physically suitable for the subject parcel. Considering that gas station convenience stores commonly offer packaged alcoholic beverages as part of their product range, the presence of the existing gas station convenience store will not compromise the integrity and character of the CC zone. The proposal has been thoroughly reviewed by the City of Vallejo Planning Division and Police Department, who have expressed no objections to the proposed use and have provided conditions of approval.

D. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation.

The proposed inclusion of pre-packaged beer and wine sales for off-site consumption within the Arco/AMPM gas station convenience store (Type-20 Off-Sale Beer and Wine License) is considered a compatible use with the CC zone. It is anticipated that it will be compatible with existing and permissible land uses that will locate in the immediate vicinity. Approval of the project will enhance the variety of items available to customers at the gas station convenience store. The sale of pre-packaged beer and wine in conjunction with a gas station convenience store is a common practice observed in many similar establishments. Moreover, the location is surrounded by other commercial retail and service businesses of comparable size to the existing gas station convenience store. The proposed hours of alcohol sales will be limited from 6 am to midnight daily, aligning with the operational hours of other commercial businesses in the area.

E. The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

No physical alterations are proposed to the existing building or site to accommodate the proposed project request for an ABC Type-20 alcohol license to allow the off-site sale of pre-packaged beer and wine. The primary use of the site will remain a gas station with convenience store. The sale of pre-packaged beer and wine will not require any alterations to the interior or exterior of the building and will only occupy approximately 2% of the store's existing floor area. This designated area will be situated at the rear of the store, strategically distanced from the entry doors to discourage potential shoplifters.

F. The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare.

The conditions of approval for the proposed project will ensure that the retail use, which includes the incidental sale of pre-packaged beer and wine for off-site consumption under an ABC Type-20 alcohol license, operates in a manner that prioritizes the public interest, health, safety, and general welfare. These conditions encompass ongoing compliance with ABC regulations and the Vallejo Municipal Code, along with standard requirements for this

type of use. These conditions explicitly prohibit on-site consumption of beer and wine, as well as loitering. With the proposed conditions in place, the use will not have any detrimental effects on the public interest, health, safety, or general welfare.

- G. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.**

The project is exempt under Section 15301 (a) (Class 1 "Existing Facilities") of the California Environmental Quality Act (CEQA) Guidelines. Therefore, no further environmental review is required.

IV. FINDINGS RELEVANT TO THE APPROVAL OF THE MAJOR USE PERMIT (VMC Section 16.606.03)

- A. The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code.**

The proposed project aligns with the Central Corridor Commercial (CC) zone regulations outlined in Vallejo Municipal Code (VMC) Table 16.301-A, which conditionally permits the sale of pre-packaged beer and wine for off-site consumption in conjunction with a gas station convenience store. To comply with these regulations, a Major Use Permit (MJP) is required. The project also adheres to the applicable development standards specified in Title 16 of the VMC, as proposed and subject to necessary conditions.

- B. The proposed use is consistent with the general plan and any applicable specific plan or planned development and any other applicable plans.**

The project site is designated as District – Business/Limited Residential (B/LR) on the General Plan Land Use Map. The General Plan 2040 B/LR designation is intended to facilitate high quality employment-based businesses, including professional offices, restaurants, retail stores, hotels, and recreation facilities that cater to the needs of businesses, employees, and residents of the surrounding area. As proposed, the project is consistent with the B/LR land use designation in that it will broaden shopping opportunities for patrons of the Arco/AMPM gas station convenience store and the residents of the surrounding area by adding a diverse product inventory that includes the sale of pre-packaged beer and wine, a product typically available for sale by a convenience store. The project is also consistent with applicable General Plan 2040 policies as noted in the report.

- C. The subject parcel is physically suitable for the type of land use being proposed.**

The proposed use is deemed physically suitable for the subject parcel. Considering that gas station convenience stores commonly offer packaged alcoholic beverages as part of their product range, the presence of the existing gas station convenience store will not compromise the integrity and character of the CC zone. The proposal has been thoroughly reviewed by the City of Vallejo Planning Division and Police Department, who have expressed no objections to the proposed use and have provided conditions of approval.

- D. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation.**

The proposed inclusion of pre-packaged beer and wine sales for off-site consumption within the Arco/AMPM gas station convenience store (Type-20 Off-Sale Beer and Wine License) is considered a compatible use within the CC zone. It is anticipated that it will be compatible with existing and permissible land uses that will locate in the immediate vicinity. Approval of the project will enhance the variety of items available to customers at the gas station convenience store. The sale of pre-packaged beer and wine in conjunction with a gas station convenience store is a common practice observed in many similar establishments. Moreover, the location is surrounded by other commercial retail and service businesses of comparable size to the existing gas station convenience store. The proposed hours of alcohol sales will be limited to between 6 am to midnight daily, aligning with the operational hours of other commercial businesses in the area.

- E. The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.**

No physical alterations are proposed to the existing building or site to accommodate the proposed project request for an ABC Type-20 alcohol license to allow the off-site sale of pre-packaged beer and wine. The primary use of the site will remain a gas station with convenience store. The sale of pre-packaged beer and wine will not require any alterations to the interior or exterior of the building and will only occupy approximately 2% of the store's existing floor area. This designated area will be situated at the rear of the store, strategically distanced from the entry doors to discourage potential shoplifters.

- F. The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare.**

The conditions of approval for the proposed project will ensure that the retail use, which includes the incidental sale of pre-packaged beer and wine for off-site consumption under an ABC Type-20 alcohol license, operates in a manner that prioritizes the public interest, health, safety, and general welfare. These conditions encompass ongoing compliance with ABC regulations and the Vallejo Municipal Code, along with standard requirements for this type of use. These conditions explicitly prohibit on-site consumption of beer and wine, as well as loitering. With the proposed conditions in place, the use will not have any detrimental effects on the public interest, health, safety, or general welfare.

- G. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.**

Following a review of the project, the project has been determined to be exempt from the requirements of the California Environmental Quality Act (CEQA). Under CEQA, the State has identified classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA. The project is exempt under Section 15301 (a) (Class 1 "Existing Facilities") of the California Environmental Quality Act (CEQA) Guidelines. Moreover, none of the exceptions found

under Section 15300.2 of the CEQA Guidelines exist, which would preclude the project from being categorically exempt from CEQA. The project is consistent with Section 15300.2 as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource.

V. FINDINGS RELEVANT TO MAKE A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY (VMC Section 16.305.03 (B))

As required by VMC Section 16.305.03.B, the review authority may make a determination of public convenience, or a determination of necessity, based on the following factors:

- A. The sale of packaged beer and wine for off-sale premise consumption (Type-20 Off-Sale Beer and Wine License) at an existing gas station convenience store aligns with the primary use of the site and the General Plan land use designation of Business/Limited Residential. This designation aims to support retail stores and service businesses that cater to the needs of businesses, employees, and residents in the surrounding area.*
- B. The application has been thoroughly reviewed by the Vallejo Police Department, and it has been determined that there is no significant history of crimes or calls for police service in the immediate area or in connection with the existing business. The Arco/AMPM gas station convenience store, being a large chain establishment, has a positive track record of cooperation with local law enforcement. Furthermore, the proposed project ensures that the dedicated sales floor for alcohol will constitute no more than two percent of the total sales floor area.*

VI. RESOLUTION APPROVING THE PROJECT

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby **APPROVES** Major Use Permit (MJP23-0001) And Public Convenience or Necessity (PCN23-0003), on the above findings and subject to the Conditions of Approval attached to this Resolution.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 5th day of February 2024, by the following vote to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

JAMAR STAMPS, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

CHRISTINA RATCLIFFE, SECRETARY
City of Vallejo Planning Commission

Attachment 1: Conditions of Approval

CONDITIONS OF APPROVAL

**MAJOR USE PERMIT (MJP23-0001)
PUBLIC CONVENIENCE/NECESSITY DETERMINATION (PCN23-0003)
4301 SONOMA BLVD, VALLEJO CA, 94589
APN # 0051-250-700**

PERMIT DESCRIPTION: The applicant, BP North America c/o Rawling Consulting, is seeking approval for a major use permit to obtain a Type-20 (off-sale beer and wine) ABC license. This license would enable the sale of pre-packaged beer and wine in conjunction with a gas station and convenience store (Arco AM/PM) for off-site consumption between the hours of 6am to midnight daily.

A. PLANNING DIVISION

Cesar Orozco | cesar.orozco@cityofvallejo.net | (707) 648-5436

Operation

1. The business operator shall obtain California Department of Alcoholic Beverage Control (ABC) approval of an off sale general (Type 20) license prior to the sale of any beer and wine products.
2. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited on or around the premises.
3. The operator of the use shall prevent loitering or other activity in the parking lot that would be a nuisance to adjacent uses and/or residential neighborhoods.
4. Alcoholic beverage sales shall occur only between the hours of 6:00 am – midnight, daily.
5. All salesclerks shall complete an ABC approved course in “responsible beverage service training” within 60 days of the issuance of the major use permit or the beginning of employment. Evidence of the employee’s completion of this training shall be provided to the Vallejo Police Department upon request.
6. Prohibited Products: The sale of the following products shall be prohibited:
 - a. Wine in containers less than 750 milliliters.
 - b. Single containers of beer or malt liquor less than 24 ounces.
 - c. Cooler products, either wine- or malt-beverage-based, in less than four-pack quantities.
7. Windows shall allow for the unobstructed interior view of the cash register area from the street. The applicant shall install security cameras around the site and shall cooperate with the Vallejo Police Department to: a) install the cameras on-site and in the building in a quantity and at locations that optimize the safety of customers and employees on the property; and b) ensure that the Vallejo Police Department establishes and is provided continuous access to live and recorded feed from the security cameras installed on-site.
8. The sale of drug paraphernalia products as defined in Health and Safety Code sections 11014.5 and 11364.5, as may be amended from time to time, shall be prohibited. “Drug paraphernalia” means all equipment, products, and materials of any kind that are used, intended for use, or designed for use, in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing

into the human body a controlled substance in violation of the California Uniform Controlled Substances Act (commencing with California Health and Safety Code 11000).

9. The site shall be maintained free of litter and graffiti at all times. The owner and operator are severally and jointly responsible for daily removal of trash, litter, and debris from premises and on all abutting sidewalks within 20 feet of the premises. At least one permanent, non-flammable trash receptacle shall be installed near all public entrances and exits to the establishment.
10. Employees of the establishment shall walk a 100-foot radius from the facility at some point prior to 30 minutes after closing and shall pick up and dispose of any discarded beverage containers and other trash that may potentially have been left by patrons.
11. The following signs shall be prominently displayed in a readily visible manner:
 - a. "California State Law prohibits the sale of alcoholic beverages to persons under 21 years of age";
 - b. "No loitering or public drinking"; and
 - c. "It is illegal to possess an open container of alcohol in the vicinity of this establishment".
12. A copy of the conditions of approval and the ABC license shall be required to be kept on the premises and presented to any law enforcement officer or authorized City official upon request.
13. Prior to the sales of beer and wine to the public, the applicant shall install the required missing trees that were to have been installed pursuant to the 2009 entitlements granted by the City. Their installation shall be inspected and approved by the Planning and Development Services Director.
14. The establishment shall be subject to inspection any time the Chief of Police, or their designee, finds that criminal or nuisance activities are occurring on or near the premises.
15. If the establishment changes ownership or undergoes an interior remodel, the establishment shall be subject to review pursuant to VMC Chapter 16.603, Zoning Compliance Review, to ensure compliance with the existing use permit.
16. Prior to requesting a final occupancy/final inspection, contact the Planning Division. All inspections require a minimum two business-day notice.
17. Loading/unloading activities at the site that may generate noise shall be limited to the following: 7:00 a.m. to 6:00 p.m. Monday-Friday, 9:00 a.m. to 6:00 p.m. Saturday-Sunday, and shall not be allowed on holidays.

General Requirements

18. A final decision on an application for any discretionary approval subject to appeal shall become effective after the expiration of ten calendar days following the date of action unless an appeal is filed. No business license shall be issued until the 11th day following the date of the action. If a different termination date is fixed at the time of granting, or if actual construction or alteration has begun under valid building permits, the ten-day, period may be waived. (VMC Section 16.602.11)
19. The review authority, in the granting of any permit, may specify a time, consistent with the purposes of the use and necessary to safeguard the public safety, health and welfare, within which the proposed use must be undertaken and actively and continuously pursued. If no time period is

specified, any permit granted under the Zoning Code shall automatically expire within two years of the effective date (February 6, 2026; if approved) (VMC Section 16.602.12 (A)). All Planning permits associated with this approval shall expire on February 6, 2026 unless exercised or extended.

20. If a permit is granted in conjunction with approval of new construction, issuance of a building permit shall constitute exercise of rights; provided, however, that, unless otherwise specified as a condition of project approval, the permit shall expire if:
 - i. The Building Permit expires.
 - ii. Final inspection is not completed, or certificate of occupancy issued within the time specified as a condition of project approval.
 - iii. The rights granted under the permit are not exercised within one year following the earliest to occur of the following: issuance of a certificate of occupancy; or if no certificate of occupancy is required, the last required final inspection for the new construction. (VMC Section 16.602.11 (B))
21. The Director may approve a one-year extension of any permit or approval granted for a residential or non-residential project under the Zoning Code upon receipt of a written application and fees received fifteen calendar days (January 22, 2025) before the expiration date with the required fee prior to expiration of the permit. (VMC Section 16.602.11 (C.1))
22. No change in the use or structure for which a permit or other approval has been issued is permitted unless the permit is modified as provided for in the Zoning Code. For the purpose of this chapter, the modification of a permit may include minor modification of a development review approval that is in substantial compliance as determined by the director. (VMC Section 16.602.11 (D))
23. Applications for changes to an approved permit must be filed and processed in compliance with the requirements in Section 16.602.02, Application Forms and Fees, and shall be subject to a fee established by the Master Fee Schedule.
 - a. Minor Modifications. The director may approve minor changes to approved plans that are consistent with the original findings and conditions approved by the hearing body and would not intensify any potentially detrimental effects of the project.
 - b. Major Modifications. A request for changes in conditions of approval of a discretionary permit or a change in an approved site plan or building plan that would affect the findings adopted as a basis for project approval shall be treated as a new application, except that the director may approve changes that he or she determines to be minor. (VMC Section 16.602.11 (E))
24. A request for major changes to an approved site plan or building plan that will not affect the findings adopted as a basis for project approval, but are still considered substantial, shall be forwarded to the original review authority for the discretionary permit for review and approval. Any changes to the proposed colors shall require approval by the Planning and Development Services Director. (VMC Section 16.602.11 (F))
25. For new developments, utilities including, but not limited to, all electrical, telephone, cable television, fiber-optic cable, gas, water, sewer, irrigation/recycled water, and similar distribution lines providing direct service to a project shall be installed underground within the site. This requirement may be waived by the director upon determining that underground installation is infeasible, or the electrical line is otherwise exempt from an under-grounding requirement. (VMC Section 16.501.10)
26. Obtain an inspection from the Planning Division prior to occupancy/final building inspection. All inspections require a minimum 24-hour notice. Occupancy permits shall not be granted until all construction and landscaping are completed and finalized in accordance with the approved plans

and required conditions of approval or a bond has been posted to cover all costs of the unfinished work as agreed to by the Planning and Development Services Director.

27. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

Major Use Permit Supplemental Information

If you are applying for the sale of alcoholic beverages, you must also complete "Off-Site Sale of Alcohol Supplemental Questionnaire".

PROJECT INFORMATION

PROPERTY ADDRESS 4301 Sonoma Blvd

ASSESSOR'S PARCEL NO. 0051-250-700

PURPOSED USE

DESCRIPTION OF PROPOSED USE (include products/services provided, alcohol sales, etc.)
Convenience store with beer and wine sales for off-site consumption (ABC Type 20 License).

Additional Licenses/Approvals Required: State: ABC Type 20 License Regional

BUILDINGS

Existing Gross Floor Area 1,725 sq ft Portions Thereof to be Used 1,725 sq ft New Construction N/A

PARKING Current Spaces 21 Proposed Spaces N/A

TYPICAL OPERATION – Complete for all uses, as applicable.

Days of Operation daily Hours of Operation 24 hours, alcohol sales from 6 am - 2 am

Number of Full-time Employees 2 Number of Part-Time Employees 4

Outdoor Activities (storage, work areas, etc.) N/A

Hazardous or Volatile Materials N/A

SUPPLEMENTAL INFORMATION FOR SELECTED USES

Medical Services: # of Full-time Practitioners # of Additional Full-time Employees

Religious Assembly: Number of Fixed Seats (20" of pew = 1 seat) or Gross Floor Area w/o seats

Day Care: Name & Address of Agency of Licenses Operator & Facility

Maximum Number of Persons to be cared for Under the License

Number of Persons Residing Full-time in the Facility

Off-Site Sale of Alcohol Supplemental Questionnaire

Prior to the Planning Commission hearing to consider your application, you are encouraged to meet and discuss your proposal with the Vallejo Police Department, Crime Prevention Division, the local neighborhood associations, surrounding property owners and local businesses in the area.

Applicant Name: BP North America c/o Rawlings Consulting, Phone No.: () 951-667-5152
Attn: Steve Rawlings

Business Name: AM/PM

Business Address: 4301 Sonoma Blvd Phone No.: () 951-280-3833

What type of Business?

- | | |
|---|---|
| ☐ Specialty Shop | ☐ Convenience Market |
| ☒ Gas Station | ☐ Market |
| ☐ Liquor Store | ☐ Supermarket |
| ☐ Other (explain) | |

What type of ABC license will you be applying for?

- ☒ Type 20 – Off –sale beer & wine
☐ Type 21 – Off-sale general
☐ Other (specify)

What hours will your business be open?

24 hours daily

What hours will your business be selling alcohol?

6 am - 2 am

What is the square footage of the store (gross floor area)? 1,725 sq ft

What will be the square footage dedicated to the sale of alcohol items? 36 sq ft

Indicate which of the following ways of eliminating graffiti you are planning on using:

- ☐ Planting vines next to fences
 - ☐ Inspecting fences and the outside of building regularly for graffiti
 - ☐ Paint wall and other surfaces with "anti-graffiti" coating
 - ☐ Paying a staff member to paint over the graffiti or painting it myself
 - ☒ Paying a paint contractor to paint over the graffiti
 - ☐ Other (specify)
-
-

The Zoning Ordinance regulates the size, location and type of signage that may be used by a business. Please indicate which of the following methods of advertising you intend to use for your facility (separate sign permits will be required. Refer to the Sign Permit Handout):

- ☐ Sign painted on building wall
- ☐ Non-illuminated sign attached to building
- ☒ Illuminated sign attached to building
- ☐ Free-standing sign

Temporary window signs may not occupy more than 15% of the ground floor window area. Which, if any, of the following sign(s) do you intend to use:

- ☐ Hand-letter window signs
 - ☐ Neon window signs
 - ☒ Posters provided by the alcohol beverage distributors
 - ☐ Other (specify)
-
-

Security: Please indicate below which of the public safety measures you intend to use at your facility:

- ☒ Locate cash register so it is visible from street
 - ☒ Video camera monitoring
 - ☐ Bullet resistant glass surrounding cash register
 - ☒ Post "No Loitering" sign
 - ☒ Discourage patrons from loitering
 - ☐ Security guard
 - ☒ Post police telephone numbers
 - ☒ Telephone police, if necessary
 - ☐ Pay phone for outgoing calls only
 - ☐ Iron window bars
 - ☐ Other (specify)
-

MAJOR USE PERMIT

Indicate how you intend to illuminate your parking areas and adjacent walkways: _____
Existing lighting, no changes.

Do you intend to place video arcade games in your facility? If so, how many? No

What will be the number of employees? 2 - 4 per shift

Which company or individual are you planning on using for your "Responsible Beverage Service Training Program"? ABC LEAD program

The following optional questions pertain to issues which the City of Vallejo has no regulatory authority over. The questions are included as a matter of public information.

Which of the following types of alcoholic beverages do you intend to sell? Check all that apply

- ☒ Individual containers of beer, less than 40 oz
 - ☐ 40 oz beers
 - ☒ 6-12 packs of beer, ale or wine coolers
 - ☐ Cases of beer or wine
 - ☐ Malt liquor, 12 oz or greater
 - ☐ Kegs of beer
 - ☐ Individual containers of wine cooler
 - ☐ Low-price wines, 750 ml or larger
 - ☒ Wines, 750 ml or larger
 - ☐ Premium wines, 750 ml or larger
 - ☐ 6-12 packs of wine coolers
 - ☐ Individual containers of fortified wines, less than 500 ml
 - ☐ Fortified wines, any size
 - ☐ Distilled spirits, smaller than pint-size
 - ☐ Distilled spirits, pint-size or larger
 - ☐ Other (specify)
-
-

Will any of the beverages you plan to sell be sold chilled? ☒ Yes ☐ No

Will the majority of your beverages be sold at discount prices? ☐ Yes ☒ No

What number/types of in-store promotional advertising supplied by alcohol distributors will you be using? N/A

MAJOR USE PERMIT

List any similar businesses that you have owned or managed.

BP North America owns about 39 similar businesses in California.

Business Name	Street Address	City	State	Dates of Ownership/Management

Do you have any Alcohol Beverage Control violations at any of the businesses you listed above? If so, please list the business name, the dates of any violations, the type of violation and the circumstances under which it occurred:

One violation, BP North America, 6/10/22, section 25600: Premiums, gifts, or free goods;

Refunds or exchanges for dissatisfied customers; Advertising specialties; Free or discounted

rides by beer manufacturer or distilled spirits manufacturer.

AM/PM
4301 Sonoma Blvd., Vallejo, CA
Operations & Training

Convenience Store Hours of Operation: 4am to 10pm daily

Beer & Wine Sales: 6am to 10pm

Overall Store Size: 1,725 sq ft

Employees: 2 – 4 per shift when convenience store is open. 1 person overnight when store is locked.

About AM/PM

BP North America is the largest franchisee of AM/PM stores in America, with about 39 convenience stores in California and 34 of those stores selling alcohol. BP Ventures has invested around \$250 million in California-based companies in the last 10 years. In 2018, BP announced a \$5 million investment in FreeWire, a California-based manufacturer of mobile electric vehicle rapid-charging systems. BP's presence in California includes marketing and distributing over 660 million gallons of consumer fuel and spans from traditional mobility and convenience outlets to a variety of renewable products including solar, EV charging, and biofuels.

Corporate Oversight: BP North America uses third party company that sends out a "mystery shopper" every month to the store. The third-party firm provides a written report monthly of the results. In addition, a corporate inspector visits the site each month and performs a 115-point inspection.

Employee Training: Every employee is trained in Customer Service, De-escalation, Responsible Alcohol Sales, and Crime Incident Procedures.

Customer Service: L.E.A.S.T.

- **Listen:** To show that you're actively listening to your customer, repeat their concern: "I understand the hot dogs from the warmer are overdone."
- **Empathize:** Show genuine concern while putting yourself in the customer's shoes
- **Apologize:** A sincere "I'm sorry" goes a long way. "I'm sorry this happened. I'm happy to help fix it."
- **Solve:** Find a solution as best you can. You may not be able to completely solve the customer's problem right that minute, but moving toward a solution is often enough. "The warmer seems to need service; I'll get someone out right away. Can I offer you a sandwich today instead?"
- **Thank:** Thank customers for bringing the problem to your attention and for simply being a customer. "Thank you for letting us know so we can get this corrected. Please come back again to try our fresh donuts!"

De-escalation:

The goal is to give helpful strategies to de-escalate situations and avoid verbal arguments and physical altercations with customers. This guideline is intended to help the employees keep safe while working at the site and maintain a peaceful working environment. We understand that some situations can lead to heightened emotions, but ensuring our employees' safety is our top priority. Below are the guidelines expected to be abided by in the workplace.

- Remain calm when attending to an irritated customer. Communicate properly.
- Respect the customer's personal space, do not go close to them, or respond with physical intimidation.
- Avoid making demands or attempting to reason.
- Answer questions but avoid verbal aggression. Validate their feelings but not their actions.
- Ensure you create a physical distance between you and the customer.
- Control your emotions and ask for the supervisor's assistance. If the supervisor is not present, ask the customer kindly to leave the store. Lock the store and call your manager.
- Avoid engaging in physical altercations with a customer. If they attempt to do so, do not respond with physical aggression; instead, call the authorities.
- If you feel in danger, push the red button below the register to notify authorities and go to a safe place at the store until it is safe to go out.
- Make an incident report and inform the manager as soon as possible.

Responsible Beverage Sales Training (within 30 days of hire):

- Employees engaged in sale of alcohol will complete responsible beverage service (RBS) training class that is approved by ABC.
- RBS Training includes proper ID check, identifying signs of intoxication, proper identification checking, procedures for dealing with various situations as well as general behavior observance training.
- All employees will receive the IMPACT Off-Sale Licensee Informational Guide and be required to sign the Clerk's Affidavit.
-

Crime Incident:

- Stay calm and observe clothes, features or other identifying information.
- Comply with demands_– don't do more or less than demanded.
- Push alarm only when safe to do so.
- Call 911
- Check on customers and wait for Police.
- Complete Incident Report
- Under no circumstances do employees follow robber outside or go "hands on".

Trash and Graffiti Removal

All trash accumulating on the property and landscape areas will be removed promptly. An employee will pick up trash at least 2 times daily. Graffiti will be removed from any wall, fence, building, structure, window, equipment, or other location within 48 hours. Cans of paint that match the exterior colors is stored at the site.

Security Measures:

- Point of Sale system automatically requires that date of birth be entered into system when alcohol is being purchased.
- No exterior advertising or window signs will advertise beer or wine products.
- Employees on duty who sell alcohol will be at least 21 years of age.
- The store will have 26 security cameras (15 interior/11 exterior).
- Surveillance video is stored for at least 30 days and available to law enforcement upon request.
- All persons that appear younger than 35 years old must provide ID to purchase alcohol.
- No alcohol will be sold to customers displaying signs of intoxication.
- \$200 cash drawer limits
- Height strips on exit doors
- Cash deposits 6 days per week
- Minimum of 2 employees on staff when convenience store is open.

Safety by Design:

The site provides a design that lends itself features that incorporate Crime Prevention Through Environmental Design (CPTED).

The store will stay open after sunset; therefore, adequate lighting is necessary for the safe operation during times of darkness. This site is equipped with the necessary lighting, inside and out, and provides a safe environment for our customers, employees, and discourages loitering.

Outside lighting is the responsibility of management. All lighting concerns, such as inadequate lighting or burned-out lights, will be addressed promptly by contacting the store manager.

The convenience store is designed with full height glass windows to provide clear and unobstructed views from inside and out. No signage will be affixed to the window.

Security Equipment and Crime Deterrent:

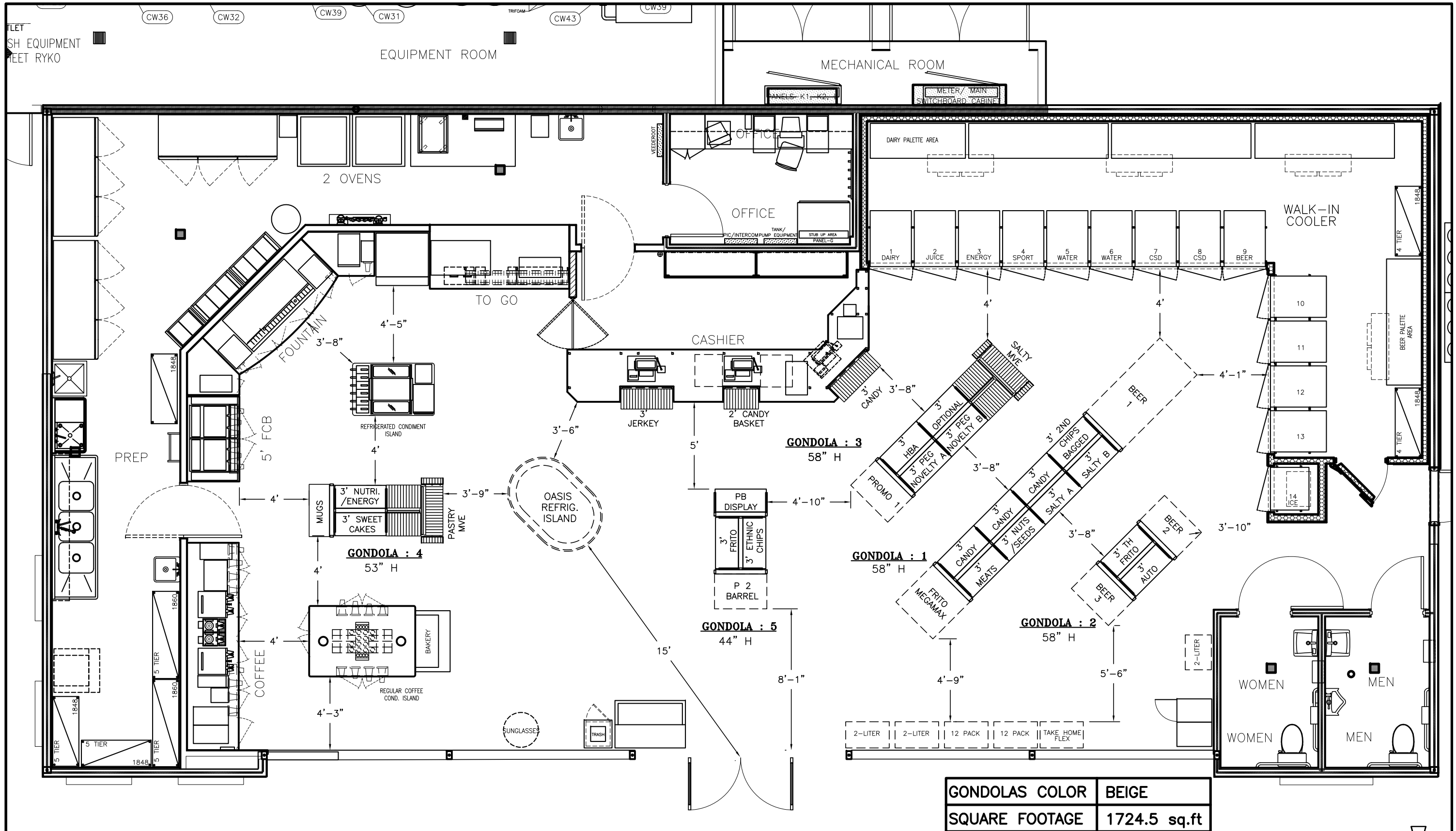
This store is equipped with state-of-the-art cameras and recording system. The system can archive a minimum of 30 days+ of stored video coverage (industry standard). The store cameras are strategically positioned to capture activity at the critical areas of the store, including the alcohol coolers. CCTV maintenance issues are handled with high priority and rectified in an expeditious fashion.

Loitering & Panhandling:

Loitering and panhandling are not tolerated and will maintain a zero-tolerance policy. Loitering signs will be posted in conspicuous places containing wording (Spanish and English) that aligns with state and local law (work with local Police Department to obtain proper language). All loitering and panhandling issues will be dealt with in a swift and consistent manner by notifying local police.

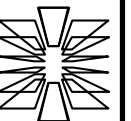
No consumption or open alcoholic beverages will be permitted on the premises. Signs specifically prohibiting this activity will also be placed in conspicuous places in both Spanish and English.

Store employees are trained and directed to immediately deal with individuals attempting to or consuming alcohol on store property. If safe to do so, employees will instruct the person(s) to cease and desist consuming the alcoholic beverage and ask the person to leave the premises. If the employee deems it unsafe to approach the subject(s), law enforcement will be promptly called to assist.

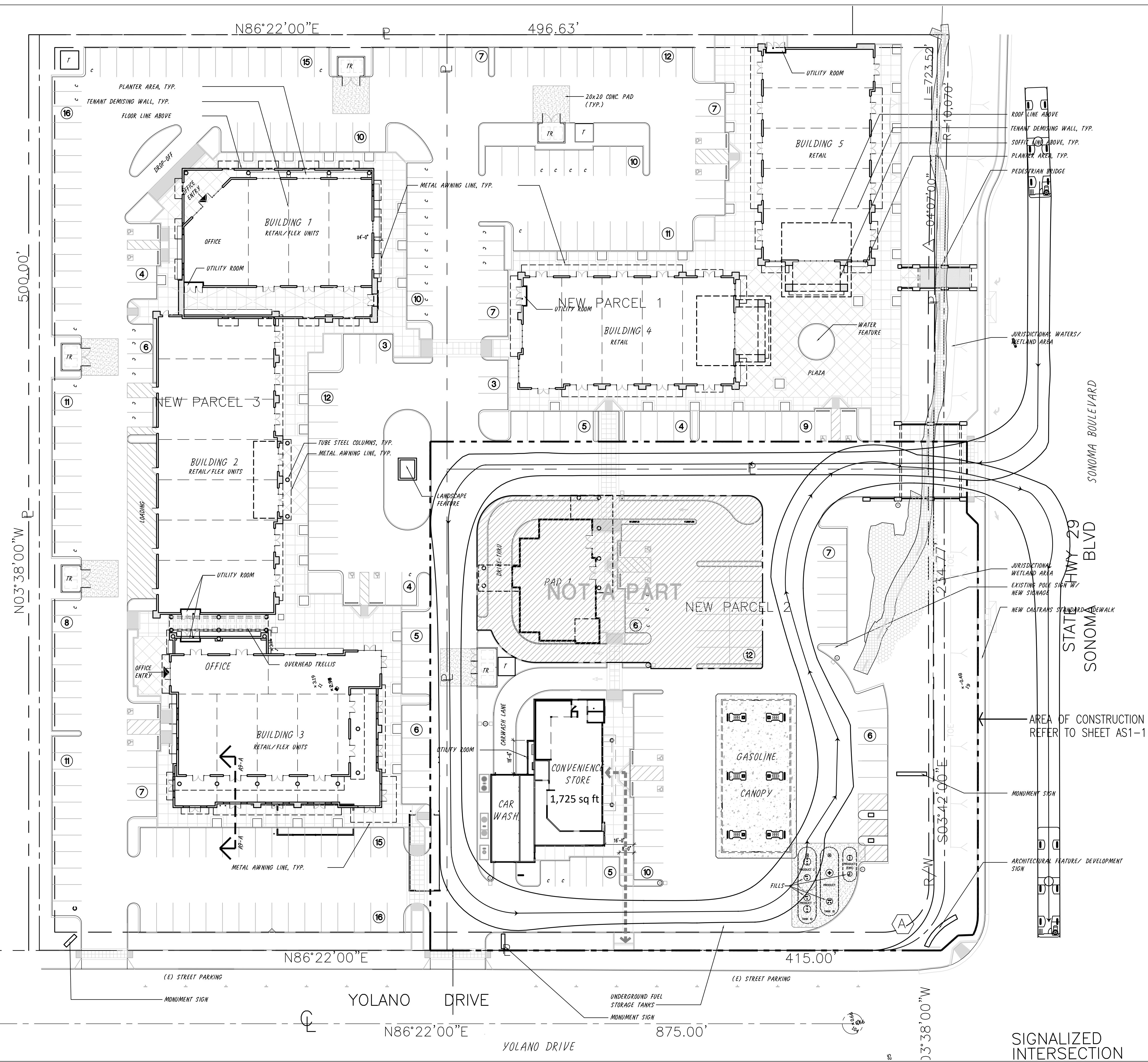


SITE: #83360

JUNE 2018



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224 SOUTH JOY STREET
CORONA, CA 92879-1958
P.O. BOX 1958
CORONA, CA 92878-1958
DIRECT (951) 280-3833
FAX (951) 280-3832



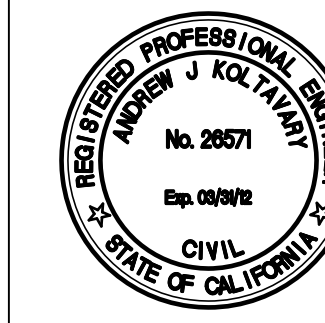
ISSUES / REVISIONS

DATE	DESCRIPTION
06-17-11	DRAWN BY: INO
	CHK'D BY: INO
	FAC.#

PROJECT NAME AND ADDRESS

VALLEJO SERVICE STATION, LP
4301 SONOMA BLVD.
VALLEJO, CA.

SEAL



SHEET TITLE

MASTER SITE PLAN

PROJECT NO: 2712

AMS1-1



**STAFF REPORT
CITY OF VALLEJO
PLANNING COMMISSION**

I. PROJECT INFORMATION

Item No. 7B

DATE OF MEETING:

February 21, 2024

PROJECT NUMBER:

Major Use Permit (MJP23-0004)
Minor Use Permit (MUP23-0017)
Public Convenience or Necessity (PCN23-0004)

PREPARED BY:

Adrianna Ortiz, Contract Planner

PROJECT LOCATION:

5182 Sonoma Blvd, Suite 200 /
APN: 0067-150-290

**APPLICABLE ZONING
CODE SECTION(S):**

Minor and Major Use Permit (Vallejo Municipal
Code (VMC) Section 16.606)
Alcoholic Beverage Sales (VMC Section 16.305)

PROJECT SUMMARY:

The project consists of a Minor Use Permit to allow the operation of a convenience store and a Major Use Permit to secure a Type-21 Alcoholic Beverage Control (ABC) license for "Off-Sale General" within an existing 2,650 square foot Meadows Store, at 5182 Sonoma Boulevard, Suite 200. A Determination of Public Convenience or Necessity is also required because the proposed beer, wine, and distilled spirits sales would be located within Census Tract 2518.03 and would result in there being an over-concentration of off-sale alcohol licenses.

CEQA DETERMINATION:

The project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1: "Existing Facilities" of the CEQA Guidelines.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 24-XX to **APPROVE** MJP23-0004, MUP23-0017 and PCN23-0004, subject to findings and conditions.

II. PROJECT DATA SUMMARY

APPLICANT:	Meadows Store ATTN: Sukhjeet Singh 149 Spikerush Circle American Canyon, CA 94503
PROPERTY OWNER:	RPJR, LLC & JRMVP, LLC 11111 Santa Monica Blvd. STE 520 Los Angeles, CA 90025
GENERAL PLAN DESIGNATION:	District-North Gateway
ZONING DISTRICT:	Central Corridor Commercial (CC)
EXISTING LAND USE:	Convenience Store
SURROUNDING LAND USE:	<u>North</u> – Commercial (retail store and fast-food restaurant) <u>South</u> – Commercial (vacant) <u>East</u> – Residential (single-family residential neighborhood) across Broadway Street <u>West</u> – Residential (single-family residential neighborhood) across Sonoma Boulevard
LOT AREA:	0.86-acre, existing parcel
TOTAL FLOOR AREA:	The proposed convenience store spans an area of 2,650 square feet, with a dedicated section of 476 square feet allocated explicitly for alcohol sales.
PARKING REQUIREMENTS/ PROVIDED:	6 Required / 88 Existing

III. PROJECT DESCRIPTION

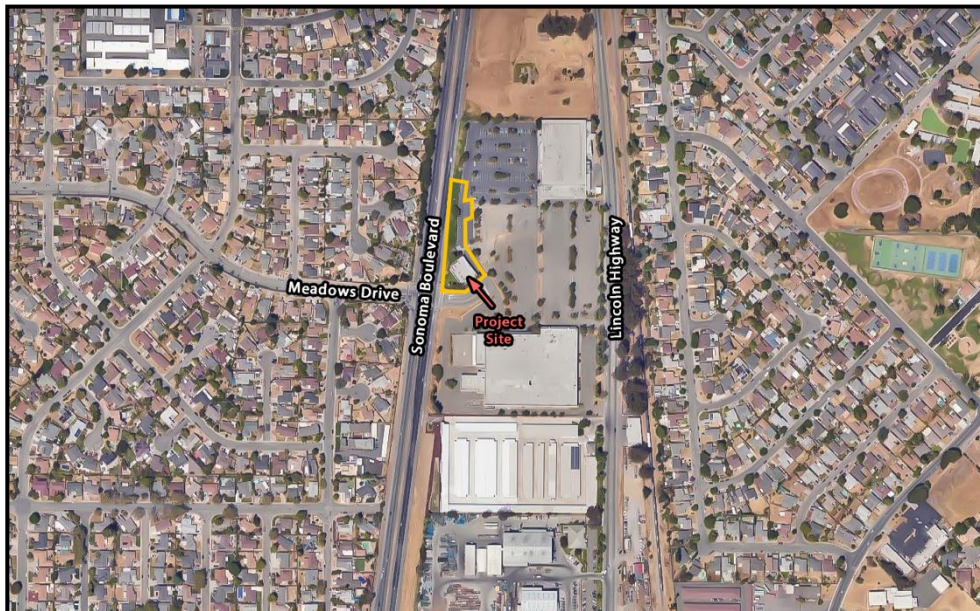
A. Background

The property was developed with a 5,846 square foot, one-story multi-tenant commercial building that was built in 1991. The building is currently divided into three units, with Meadows Store (“project site”) occupying one unit while the remaining units are vacant. A variety of uses have operated out of the subject units over the years since the building was constructed. Meadows Store, operating as a general retail store, has been successfully operating at the property since April 20, 2023. According to the Vallejo Police Department (PD), the business has a good history with the City and has consistently been cooperative and works closely with the PD as needed.

Location and Land Use Context – Suite 200

The project site is situated on the eastern side of Sonoma Boulevard, specifically north of Meadows Drive, on a 0.86-acre parcel. The project site is developed with a 5,846 square foot, single-story commercial building constructed in 1991. The building is currently divided into three units, with Meadows Store occupying one unit while the remaining units are vacant. The immediate area surrounding the property offers a diverse range of residential and commercial uses. Commercial uses exist to the north and south, consisting of a retail store and a fast-food restaurant. Single-family residential neighborhoods are located to the east and west of the subject property (refer to Figure 1). The Meadows shopping center is the former site of “Food 4 Less” which was located at 5184 Sonoma Boulevard.

Figure 1 – Vicinity Map



The specific project site consists of a 5,846 square foot, one-story commercial building. The building is primarily facing Sonoma Boulevard and has access from both Sonoma Boulevard and Lincoln Highway (see Figure 1). The frontage street adjacent to the Property is fully improved with a sidewalk, curb, and gutter. The application does not propose any off-site improvements or modifications to the building or property.

B. Project Description

The applicant, Sukhjeet Singh, is seeking approval for a Major Use Permit (MJP) to obtain a Type-21 Alcoholic Beverage Control (ABC) license, as well as a Minor Use Permit (MUP) to operate a convenience store in the existing building along with the existing retail uses. The purpose of the license is to allow the sale of packaged beer, wine, and distilled spirits exclusively for off-site consumption at the Meadows Store, which is located at 5182 Sonoma Boulevard, Suite 200 within the Central Corridor Commercial (CC) zone. It is important to note that the sale of alcoholic beverages necessitates the MJP, while the operation of a convenience store requires the MUP. Both entitlements require approval by the Planning Commission.

Meadows Store is situated within a single-story commercial building spanning 5,846 square feet. The building is currently divided into three units, with Meadows Store occupying one unit while the remaining units are vacant (please refer to Figure 2 for visual representation). Constructed in 1991, the

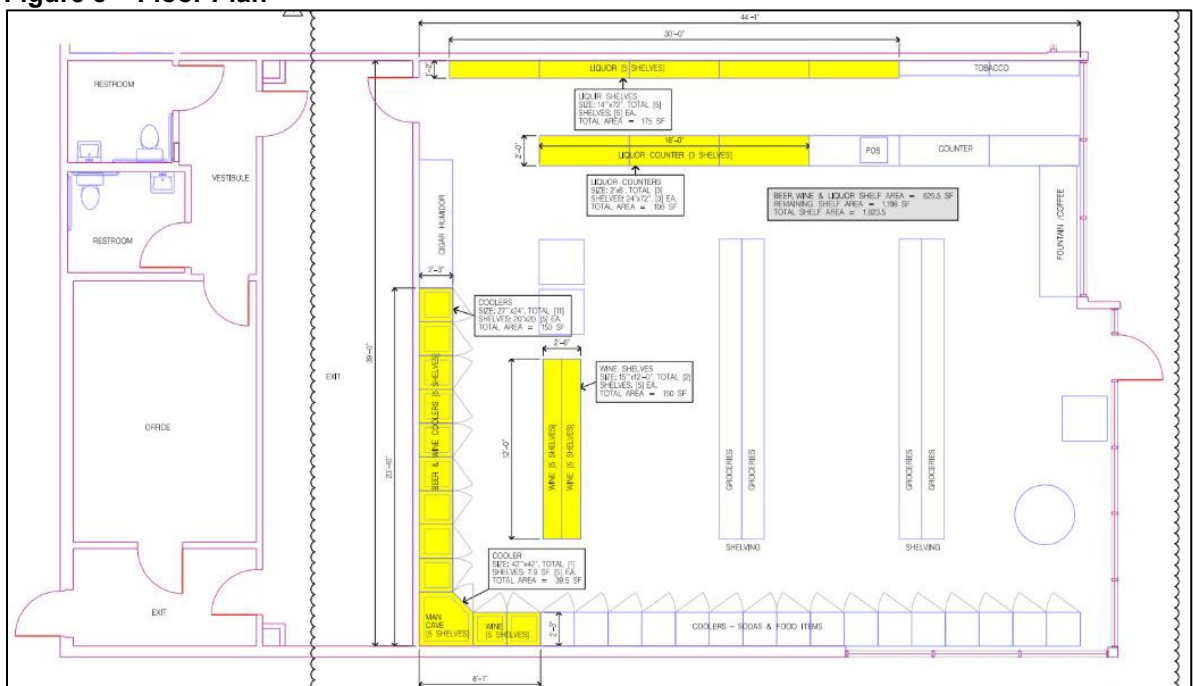
commercial building is located on a 0.86-acre parcel on the east side of Sonoma Boulevard, north of Meadows Drive.

Meadows Store currently operates as a general retail store, offering a diverse range of retail items including clothing apparel, home goods, groceries, and other products. The store operates seven days a week from 8 am to 11 pm and is staffed by three full-time employees. The site provides a total of 88 on-site parking spaces, consisting of 86 standard parking spaces and 2 ADA compliant parking spaces. It is important to note that there are no proposed modifications to the interior or exterior of the existing building or surface parking as part of this project.

Figure 2 – Site Plan



Figure 3 – Floor Plan



The pre-packaged beer and wine will be stored in refrigerators located at the southwest corner of the sales floor, as depicted in Figure 3 of the proposed floor plan. Currently, there are no refrigerators available on-site, but they will be installed for this purpose. Additionally, the applicant plans to stock distilled spirits and wine on three shelves within the sales floor. These designated areas for displaying and storing beer and wine will cover approximately 476 square feet, which accounts for approximately 18% of the total convenience store area, as indicated in the project plans. These locations have been strategically chosen to be near the cashier and away from the main store entrance, ensuring convenient access and proper oversight. Alcohol sales will be limited to the hours of 8 am to 11 pm daily.

It is important to emphasize that the establishment will fully comply with State laws to prevent the sale of alcohol to underage individuals. Alcoholic beverages will only be sold to individuals who are 21 years of age or older and can provide valid identification.

IV. STAFF ANALYSIS

A. Permits Required

Major Use Permit. According to VMC section 16.305.05, “liquor stores, convenience stores, and mini-markets associated with fuel sales offering alcoholic beverages for off-site consumption shall require a major use permit, as prescribed in Chapter 16.606, Minor and Major Use Permits.” According to VMC section 16.606.02.B, “the planning commission shall review, approve, conditionally approve, or deny an application for a major use permit based on consideration of the requirements of this chapter.”

Minor Use Permit. As per the land use Table 16.301-A of VMC section 16.301.01, the operation of convenience stores within the CC zone is subject to a minor use permit. According to VMC section 16.606.02.A, “the director may, at his/her discretion, refer any application for a minor use permit for a project the director determines may generate substantial public controversy or involve significant land use policy decisions to the planning commission for a decision.”

Determination of Public Convenience and/or Necessity. According to VMC section 16.305.03, “the director or the planning commission [as appropriate] may make a determination of public convenience or necessity to allow the establishment of a new retail alcohol sales establishment or to allow the issuance of an additional license for any alcohol sales establishment in any area of the city that has an undue concentration of retail alcohol outlets or a higher crime rate than the average defined by the California Business and Professions Code Section 23958.4 (a).” According to correspondence with the Department of Alcohol and Beverage Control (ABC) the project site is located within Census Tract 2518.03, which allows for three “Off-Sale General” licenses and where three have been issued. Because approval of an additional Type-21 license would exceed the number allowed, it has been determined that an undue concentration would exist, and as such, a Public Convenience and/or Necessity determination would be needed in order to allow an additional Type-21 license to be issued within the Census tract.

B. General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is District – North Gateway (D-NG). The General Plan characterizes this designation as follows:

The D-NG designation applies to the northern portion of the area north of Highway 37 between Sonoma Boulevard and Broadway Street, a highly visible area that serves as a gateway to Napa Valley from Highway 37 (heading north) and to Vallejo from American Canyon (heading south). It is intended to foster an integrated, pedestrian-oriented place with mix of uses, such as retail, dining, entertainment, and lodging, that cater to both motorists passing through and surrounding neighborhoods. It also incorporates higher-density residential development that supports nearby services and activates the area. The maximum permitted FAR in the D-NG

designation is 2.0, with a minimum residential density of 30 dwelling units per acre up to 50 dwellings units per acre.

Staff has determined that the project is consistent with the D-NG land use designation in that it includes continuation of an existing general retail store that caters to the needs of local businesses, employees, and residents in the vicinity, as well as passing motorists. The proposed addition to allow for the sale of packaged beer, wine, and distilled spirits for off-premises consumption would enhance the product offerings within the current store. This expansion would provide patrons with additional goods and services and increase sales and property tax revenue for the City.

Additionally, the project is also consistent with applicable General Plan 2040 policies and actions. Key policies and actions relevant to the project are shown in the table below in **bold**, followed by staff's analysis in *italic*:

General Plan 2040 Policies and Actions	
Policies and Actions	Staff's Analysis
Policy CP-1.11: Responsible Alcohol Sales. Promote responsible alcohol sales through regulation and education. Action CP1.11C Consider amending City regulations to limit the number and density of convenience stores selling alcohol, including those within close proximity to one another and to schools and other youth-serving facilities.	<i>The project site is situated in a location that is not within 1,000 feet of any other liquor store use, as specified by VMC 16.305.05. The project's compliance with the regulation ensures that the proposed project adheres to the designated distance requirements set forth by the city.</i>
Policy EET-3.2: Local Business Retention. Retain existing businesses and encourage their expansion within Vallejo.	<i>By expanding the range of products offered, particularly by including packaged beer, wine, and distilled spirits, the proposed plan aims to retain the existing business by providing customers with a convenient one-stop option. This eliminates the inconvenience of customers having to travel to another store across town solely for purchasing packaged alcohol for off-premises consumption. Moreover, the introduction of alcohol sales is anticipated to generate additional revenue, which can be utilized to cover both current and future overhead costs.</i>
Policy EET-3.4 Commercial and Neighborhood Corridors. Enhance commercial corridors to create a vibrant mix of places to live, work, shop, and play	<i>The proposed expansion of product offerings could not only enhance the business but could also align with the City goals for enhancing the commercial corridor. By expanding the offerings within an existing convenience store, residents and employees in the area could be provided with a wider range of goods located at one retail outlet. Additionally, this expansion would have a positive economic impact, leading to increased sales and property tax revenue for the City, fostering further development and prosperity.</i>

C. Vallejo Municipal Code Compliance

The project site is zoned Central Corridor Commercial (CC). The Zoning Code provides the following description for the CC Zoning District:

The CC Zoning District is intended to create and establish regulations for community serving mixed-use areas along the Sonoma Boulevard Central Corridor and areas subject to the Sonoma Boulevard Specific Plan. Land uses include mixed-use with housing, medium and high density residential or non-residential uses at street level, subject to design and development standards to promote a mixed-use and pedestrian orientation.

VMC Table 16.102-A: *Zoning Districts*, states that the CC Zoning District implements the District – North Gateway General Plan Land Use Designation. VMC section 16.305.05 states that, “liquor stores, convenience stores, and mini-markets associated with fuel sales offering alcoholic beverages for off-site consumption shall require a major use permit, as prescribed in Chapter 16.606, Minor and Major Use Permits.”

As stated in VMC section 16.305.05, liquor stores, convenience stores, and mini-markets that sell alcoholic beverages for off-site consumption in conjunction with fuel sales are required to obtain a major use permit, as outlined in Chapter 16.606, Minor and Major Use Permits. Additionally, under VMC section 16.606.02.B, the planning commission is responsible for reviewing, approving, conditionally approving, or denying major use permit applications, taking into account the provisions outlined in this chapter.

General Development Standards

Although the proposed project involves no physical interior or exterior changes to the site, an analysis of the project site compared to the current applicable development standards within the CC zoning district was conducted (to the extent feasible), and as shown below, the project site would either be consistent, or conditionally consistent, with all applicable standards:

Central Corridor Commercial Applicable Development Standards (VMC Section 16.204)		
Code Section	Development Standard	Compliant?
Table 16.204-A: Maximum Non-Residential Floor Area Ration	3.0	Yes
Table 16.204-A: Setbacks, Commercial Development	Street Frontages: 0 – 10 where abutting R District Interior Side: 5/10 ft, where abutting R District Rear: 5/10 ft, where abutting R District	Yes
Table 16.204-A: Building Maximum Height (Stories)	8	Yes

Table 16.204-A: Street Trees (ft. frontage)	1 per 30 ft. of frontage.	No. Existing trees surround existing building
VMC Section 16.204.03 (C.1) – Pedestrian Entrances	Non-residential uses at street level shall provide one entrance from public right-of-way	Yes
VMC Section 16.204.03 (G) – Building Orientation and Entrances	Buildings shall be oriented to face public streets; building shall be generally parallel to streets	No. Existing building has orientation on interior travel lanes

Off-Street Parking

The existing on-site parking includes 86 standard parking spaces and 2 ADA compliant parking spaces, totaling 88 on-site parking spaces, which complies with the City's parking requirement that applies to convenience stores per VMC Table 16.508-B. The MJP request to allow for the addition of packaged beer, wine, and distilled spirits sales for off-site consumption at an existing retail use is not considered a change in overall use and will not increase the parking requirement. Furthermore, it is not expected to increase the demand for parking at the site. Therefore, additional parking is not required.

Hours of Operation

The Meadows Store currently holds authorization to function as a general retail store, operating seven days a week from 8 am to 11 pm. The applicant intends to transition the store's operations from retail to a convenience store model, enabling the sale of alcohol. To align with the operational practices of other convenience stores in the city, the proposed alcohol sales will be limited to the hours of 8 am to 11 pm daily. This timeframe corresponds with the operational hours of other commercial businesses in the vicinity.

Public Convenience and/or Necessity Determination

VMC Section 16.305.03.B, *Basis for Determination*, states that the planning commission may make a determination of public convenience, or a determination of necessity based on crime statistics provided by the police department and consideration of the following:

1. Special or unusual circumstances that justify a new establishment or license including, but not limited to, providing a service that existing alcohol sales uses do not offer.

Staff Analysis: The table below illustrates that there are currently 2 active off-sale licenses within the Census Tract 2518.03. However, it is worth noting that these licenses are generally situated north and south of Sonoma Boulevard, both approximately 0.8 miles away from the proposed project site (refer to Figure 4 below). According to the Department of ABC, there are no off-sale licenses along Sonoma Boulevard between Lewis Brown Drive and American Canyon Road, which spans approximately 2.0 miles. Meadows Store, located along a stretch of approximately 0.8 miles

on Sonoma Blvd from Lewis Brown Drive to Mini Drive, is a variety store that offers a wide range of products including clothing apparel, home goods, groceries, cigarettes, and cigars. It is the sole convenience store within this particular section of Sonoma Blvd.

2. Evidence that the proposed outlet needs the license in order to operate profitably.

Staff Analysis: According to the applicant, convenience stores have become a customary source for a wide range of products, including beer, wine, and distilled spirits. The availability of these products is deemed essential for customer retention and overall profitability, as the revenue generated from other categories, such as apparel, home goods, groceries, and cigarette sales, is relatively minimal. The applicant further highlights that the absence of beer, wine, and distilled spirits has led to missed sales opportunities, as customers frequently express a demand for these products.

3. If the business has a license at a different location and is relocating within the same census tract.

Staff Analysis: The applicant is not undergoing a relocation from a different location. However, it is important to highlight that they have been operating as a retail store at the current location since April 20, 2023. As a small business, the applicant aims to enhance sales and cater to the public's needs by offering convenience items, groceries, and alcohol to the surrounding areas, thereby providing increased convenience and accessibility to the community.

4. Consistency of the proposed use with the general plan and any applicable specific plan or planned development approval and evidence that the proposed retail outlet will not have impacts detrimental to development or people living or working in the immediate surrounding neighborhood.

Staff Analysis: See discussion above.

5. Proximity of other alcohol retail outlets, which would serve the needs of prospective patrons.

Staff Analysis: As previously mentioned, there are currently two active off-sale licenses within Census Tract 2518.03. However, it is important to note that these licenses are located north and south of Sonoma Boulevard, approximately 0.8 miles away from the proposed project site (please refer to Figure 4 below). According to the Department of ABC, there are no off-sale licenses along Sonoma Boulevard between Lewis Brown Drive and American Canyon Road, which spans approximately 2.0 miles. The Meadows Store, situated along a stretch of approximately 0.8 miles on Sonoma Boulevard from Lewis Brown Drive to Mini Drive, is a variety store that offers a diverse range of products, including clothing apparel, home goods, groceries, cigarettes, and cigars. It is the only convenience store within this specific section of Sonoma Boulevard.

6. Proximity of the proposed site to a residential neighborhood or other sensitive land use such as elementary, secondary and high schools, transitional housing, or facilities providing services to homeless persons.

Staff Analysis: As previously mentioned, the only sensitive land use near the project site is a residential area situated to the northeast, across Sonoma Boulevard, approximately 128 feet from the convenience store. The proposed use of off-site beer, wine, and distilled spirits sales at the project site would not negatively impact the nearby residential area. This is because the business will strictly adhere to its own security plan, which has been reviewed by the Vallejo PD, and comply with all requirements outlined in the VMC Section 16.305.02. These measures ensure the responsible sale of alcoholic beverages at the site, mitigating potential adverse effects on the residential area.

7. Whether the economic benefit of the proposed outlet to the district and/or the city will outweigh any possible negative impacts because the proposed use will attract patrons to the area and positively effect adjacent businesses by furthering a city objective, such as the creation and enhancement of entertain and craft beverage areas.

***Staff Analysis:** Based on the information provided by the applicant and the Vallejo Police Department, (based on their review of the proposed project and the calls for service history in the area), it is anticipated that there will be no adverse effects associated with the inclusion of a limited inventory of beer, wine, and distilled spirits at this establishment. The availability of beer, wine, and distilled spirits for sale is expected to enhance convenience for existing customers, as they can purchase a broader range of products at a single location. This would result in fewer trips by customers, thereby reducing traffic on the street.*

8. Whether there is a history of alcohol-related crimes or calls for police service for the area where the use is proposed.

***Staff Analysis:** Based on the call records from the Vallejo Police Department, there have been approximately 244 service calls within a ¼ mile radius of the project site over the past six months (August 2023 through January 2024). It is worth noting that the police department did not identify any significant or concentrated issues in the area that would raise concerns regarding the addition of off-site beer, wine, and distilled spirits sales at the premises. Furthermore, the Vallejo Police Department has reviewed the Applicant's Security Plan and supports the application.*

Figure 4. Map of Existing License Locations in Proximity to the Project Site.



Existing Active Off-Site ABC Licenses within Census Tract 2518.03

Business Name	License Type	Original Issue Date	Premises Address
Shell Gas Station	20	8/12/2013	1604 Marie World Pkwy, Vallejo, CA
Caps N Cork	21	9/24/2021	21 Rancho Sq, Vallejo, CA
Food 4 Less	21	"Surrendered" and expires in November 2024	5184 Sonoma Boulevard

V. FINDINGS

Major Use Permit

VMC Section 16.606.03, requires the review authority to make the following findings prior to granting a Major Use Permit (the findings are in bold, and staff's determination follows in italics):

- A. The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code.**

The proposed project aligns with the Central Corridor Commercial (CC) zone regulations outlined in Vallejo Municipal Code (VMC) Table 16.301-A, which conditionally permits the sale of packaged beer, wine, and distilled spirits for off-premises consumption in conjunction with a convenience store. To comply with these regulations, a Major Use Permit (MJP) is required. The project also adheres to the applicable development standards specified in Title 16 of the VMC, as proposed and subject to necessary conditions.

- B. The proposed use is consistent with the general plan and any applicable specific plan or planned development and any other applicable plans.**

The project site is designated as District – North Gateway (D-NG) on the General Plan Land Use Map. The General Plan 2040 D-NG designation is intended to foster an integrated, pedestrian-oriented place with a mix of uses, such as retail, dining, entertainment, and lodging, that cater to both motorists passing through and surrounding neighborhoods. As proposed, the project is consistent with the D-NG land use designation in that will broaden shopping opportunities for patrons of the "Meadows Store" convenience store and the surrounding residents of the surrounding area by adding a diverse product inventory that includes the sale of packaged beer, wine, and distilled spirits, a product typically available for sale by a convenience store. The project is also consistent with applicable General Plan 2040 policies as noted in the report.

- C. The subject parcel is physically suitable for the type of land use being proposed.**

The proposed use is deemed physically suitable for the subject parcel. Considering convenience stores commonly offer packaged alcoholic beverages as part of their product range, the presence of the existing "Meadows Store" convenience store will not compromise the integrity and character of the CC zone. The proposal has been reviewed by the City of Vallejo Planning Division and Police Department, who have expressed no objections to the proposed use and have provided conditions of approval.

- D. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation.**

The proposed inclusion of packaged beer, wine, and distilled spirits sales for off-premises consumption within the existing convenience store (Type-21 Off-Sale General) is considered a compatible use with the CC zone. It is anticipated that it will be compatible with existing and permissible land uses that will locate in the immediate vicinity. Approval of the project will significantly broaden the range of items accessible to customers at the convenience store, thereby enhancing their shopping experience with a greater selection of products. The sale of packaged beer, wine, and distilled spirits for off-premises consumption in conjunction with a convenience store is a common practice observed in many similar establishments. Additionally, the location of the convenience store is strategically surrounded by larger commercial retail and service businesses, further enhancing its existing presence. The proposed hours of alcohol sales will be limited from 8 am to 11 pm daily, aligning with the operational hours of other commercial business in the area.

- E. The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.**

No alterations are proposed to the existing building or site to accommodate the MJP request for an ABC Type-21 alcohol license to allow the off-site sale and consumption of packaged beer, wine, and distilled spirits. The primary use of the site will remain a convenience store. The sale of packaged beer, wine, and distilled spirits will not require any alterations to the interior or exterior of the building and will only occupy 18.0% of the store's existing floor area. This designated area will be situated at the rear of the store, strategically distanced from the entry doors to discourage potential shoplifters. Therefore, this finding can be made.

- F. The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare.**

The Conditions of Approval for the Project will ensure that the retail use, which includes the sale of packaged beer, wine, and distilled spirits for off-premises consumption under an ABC Type-21 alcohol license, operates in a manner that prioritizes the public interest, health, safety, and general welfare. These conditions encompass ongoing compliance with ABC regulations and the Vallejo Municipal Code, along with standard requirements for this type of use. These conditions explicitly prohibit on-site consumption of beer, wine, and distilled spirits as well as loitering. With the proposed conditions in place, the use will not have any detrimental effects on the public interest, health, safety, or general welfare.

- G. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.**

The project is exempt under Section 15301 (a) (Class 1 "Existing Facilities") of the California Environmental Quality Act (CEQA) Guidelines. Therefore, no further environmental review is required.

Minor Use Permit

VMC Section 16.606.03, requires the review authority to make the following findings prior to granting a Minor Use Permit (the findings are in bold, and staff's determination follows in italics):

- A. The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code.**

The proposed project aligns with the Central Corridor Commercial (CC) zone regulations outlined in Vallejo Municipal Code (VMC) Table 16.301-A, which conditionally permits the operation of a convenience store. To comply with these regulations, a Minor Use Permit (MUP) is required. The project also adheres to the applicable development standards specified in Title 16 of the VMC, as proposed and subject to necessary conditions.

- B. The proposed use is consistent with the general plan and any applicable specific plan or planned development and any other applicable plans.**

The project site is designated as District – North Gateway (D-NG) on the General Plan Land Use Map. The General Plan 2040 D-NG designation is intended to foster an integrated, pedestrian-oriented place with a mix of uses, such as retail, dining, entertainment, and lodging, that cater to both motorists passing through and surrounding neighborhoods. As proposed, the project is consistent with the D-NG land use designation in that will broaden shopping opportunities for patrons of the Meadows Store and the surrounding residents of the surrounding area by adding a diverse product inventory that includes the sale of packaged beer, wine, and distilled spirits, a product typically available for sale by a convenience store. The project is also consistent with applicable General Plan 2040 policies as noted in the report.

- C. The subject parcel is physically suitable for the type of land use being proposed.**

The proposed use is deemed physically suitable for the subject parcel. Considering convenience stores commonly offer a variety of goods for sale, including the sale of packaged alcoholic beverages as part of their product range, the presence of the existing Meadows Store will not compromise the integrity and character of the CC zone. The proposal has been reviewed by the City of Vallejo Planning Division and Police Department, who have expressed no objections to the proposed use and have provided conditions of approval.

- D. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation.**

The proposed operation of a convenience store is considered a compatible use with the CC zone. It is anticipated that it will be compatible with existing and permissible land uses that will locate in the immediate vicinity. Approval of the project will significantly broaden the range of items accessible to customers, thereby enhancing their shopping experience with a greater selection of products. The proposed hours of the convenience store will be limited from 8 am to 11 pm daily, aligning with the operational hours of other commercial business in the area.

- E. The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.**

No alterations are proposed to the existing building or site to accommodate the MUP request to allow the operation of a convenience store. Therefore, this finding can be made.

- F. The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare.**

The Conditions of Approval for the Project will ensure that the proposed convenience store, which includes the sale of packaged beer, wine, and distilled spirits for off-premises consumption under an ABC Type-21 alcohol license, operates in a manner that prioritizes the public interest, health, safety, and general welfare. The proposed convenience store ensures its operations will not generate nuisances beyond the existing ambient conditions. This includes odor, dust, gas, noise, vibration, smoke, heat, or glare emissions. With the proposed conditions in place, the use will not have any detrimental effects on the public interest, health, safety, or general welfare.

- G. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.**

The project is exempt under Section 15301 (a) (Class 1 "Existing Facilities") of the California Environmental Quality Act (CEQA) Guidelines. Therefore, no further environmental review is required.

Alcoholic Beverage Sales

VMC Section 16.305.05, includes additional requirements specific to "liquor stores, convenience stores, and mini-markets associated with fuel sales offering alcoholic beverages for off-site consumption," and requires the Planning Commission to make findings that the conditions described in VMC Section 16.305.04, *Eating and Drinking Establishments*, exists prior to granting a Major Use Permit (the applicable findings are in bold, and staff's determination follows in italics):

- A. The location and operating characteristics of the proposed alcohol sales will not adversely affect sensitive land uses in the surrounding area, including, but not limited to, residences, schools, parks, playgrounds, places of religious assembly, hospitals, and convalescent homes. For the purposes of this chapter, "adversely affect" means to impact in a substantial, negative manner the economic value, habitability, or use of properties in the immediate area.**

The only sensitive land use in the vicinity of the project site would be the existing residential area located to the west of Sonoma Boulevard and to the east of Broadway Highway. The proposed use of off-premises sale of beer, wine, and distilled spirits at the project site would not adversely affect the nearby residential area, in that the business would adhere to all requirements outlined in the VMC Section 16.305.02.B., ensuring responsible sale of alcoholic beverages at the site.

- B. The impacts of any nearby discretionary land use that is already subject to a use permit and that also proposes to engage in late night alcohol sales and/or service are not increased.**

The proposed use does not involve the sale of alcohol after 11 pm. Furthermore, it is important to note that there are no other businesses in proximity that currently offer late-night alcohol sales.

- C. Conditions including, but not limited to, interior and exterior restrictions such as noise controls, location and use of parking areas, sound barriers, and other performance standards manage, minimize, mitigate, eliminate or reduce the impacts of that activity on the public health and safety.**

The approval of off-premises sale of beer, wine, and distilled spirits at the project site is not anticipated to introduce any new sources of noise to the surrounding area. Furthermore, it is not expected to generate additional traffic that could potentially affect parking areas or other performance standards aimed at managing, minimizing, mitigating, eliminating, or reducing impacts on public health and safety.

Determination of Public Convenience or Necessity

As required by VMC Section 16.305.03.B, the review authority may make a determination of public convenience, or a determination of necessity, based on the following factors:

- A. The sale of packaged beer, wine, and distilled spirits for off-premises consumption (Type-21 Off-Sale General) in conjunction with an existing convenience store aligns with the primary use of the site and the General Plan land use designation of North Gateway District. This designation aims to foster an integrated, pedestrian-oriented place with a mix of uses, such as retail, dining, entertainment, and lodging, that cater to both motorists passing through and surrounding neighborhoods.
- B. The application has been reviewed by the Vallejo Police Department, and it has been determined that there is no significant history of crimes or calls for police service in the immediate area or in connection with the existing business. As an independent establishment, the Meadows Store has consistently demonstrated a commendable level of cooperation with local law enforcement, fostering a positive track record. Furthermore, the proposed project ensures that the dedicated sales floor for alcohol will constitute less than 18 percent of the total sales floor area.

Furthermore, it is important to reiterate that, typically, only three off-sale permits are allowed by the Department of ABC within Census Tract 2518.03. Based on correspondence with the ABC dated July 25, 2023, there are currently three active off-sale licenses within the Tract (please refer to the table above for a comprehensive list of all active off-sale licenses). The license for Food 4 Less is due to expire on November 30, 2024, as it has been “surrendered”.

To provide additional context, Census Tract 2518.03 spans an approximate area of 1.2 square miles. Its boundaries are generally defined by the Mare Island Bridge to the south, Broadway Street to the east, Severus Drive to the north, and Jack London Drive to the west (see Figure 4 below for a map of the Census Tract boundaries).

VI. ENVIRONMENTAL REVIEW

Following a review of the project, staff has determined that the project is categorically exempt pursuant to Section 15301 Class 1: “Existing Facilities,” of the CEQA Guidelines. Furthermore, the City has considered whether or not any of the exceptions found under Section 15300.2 of the CEQA Guidelines exist, which would preclude the project from being categorically exempt from CEQA. The project is consistent with Section 15300.2 as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource. Therefore, no further environmental review is required.

VII. NOTICING AND PUBLIC COMMENTS

On February 5, 2024, pursuant to VMC Section 16.602.08 – Noticing. A notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups, all property owners within 500 feet of the subject property, all members of the Planning Commission, the applicant and property owner.

Staff has not received any comments or questions from the public on the application as of writing this staff report.

VIII. CONCLUSION / STAFF RECOMMENDATION

Based on the analysis contained in this staff report and the project's consistency with General Plan 2040 and the Vallejo Municipal Code, staff recommends that the Planning Commission **APPROVE** Major Use Permit (MJP23-0004), Minor Use Permit (MUP23-0017), and Public Convenience or Necessity Determination (PCN23-0004) based on the findings and provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the Resolution.

IX. EXPIRATION

Pursuant to VMC Section 16.602.12 (A.2), approval of the Major Use Permit, Minor Use Permit, and Public Convenience or Necessity determination shall automatically expire two years after approval, unless authorized use has commenced prior to the expiration date (February 21, 2026; if approved at this meeting and not appealed).

X. APPEAL PROCEDURE

VMC Section 16.602.14, *Appeals*, the applicant, or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendering of the decision of the Planning Commission appeal in writing to the City Council by filing a written appeal with a fee of \$1,409.21 with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within five hundred feet of the project boundary. The Council may affirm, reverse, or modify any decision of the Planning Commission that is appealed.

XI. ATTACHMENTS

1. Resolution No. PC 24-XXX
 - a. Exhibit A – Conditions of Approval
2. Major Use Permit Supplemental Questions
3. Project Plans

Approved as to form:

By:  for
Veronica A.F. Nebb
City Attorney

ATTACHMENT 1

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 24-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VALLEJO APPROVING 1) A MAJOR USE PERMIT (MJP23-0004), 2) MINOR USE PERMIT (MUP23-0017), AND PUBLIC CONVENIENCE OR NECESSITY (PCN23-0004) TO OPERATE A CONVENIENCE STORE AND ALLOW THE OFF-SITE SALE OF PACKAGED BEER, WINE, AND DISTILLED SPIRITS (TYPE-21 OFF-SITE GENERAL ABC LICENSE) AT THE MEADOWS STORE LOCATED AT 5182 SONOMA BOULEVARD, SUITE 200 (APN:0067-150-290) AFTER FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTIONS 15301

I. GENERAL FINDINGS

WHEREAS, on August 29, 2017, the City Council adopted General Plan 2040; and

WHEREAS, the property which is the subject of the above-referenced proposed entitlements (Subject Property) has a General Plan 2040 land use designation of Retail/Entertainment; and

WHEREAS, on July 22, 2021, the City Council adopted a new Zoning Code and Zoning Map; and

WHEREAS, the Subject Property is located in the Central Corridor Commercial Zoning District; and

WHEREAS, on August 1, 2023, Sukhjeet Singh submitted an application seeking a Major Use Permit, Minor Use Permit, and Public Convenience or Necessity to allow the operation of a convenience store and the sale of packaged beer, wine, and distilled spirits for off-site consumption on the Subject Property located at APN: 0067-150-290 ("Project"); and

WHEREAS, on December 11, 2023, the application was determined to be complete for processing; and

WHEREAS, on February 21, 2024, the City of Vallejo Planning Commission, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing; and

WHEREAS, the Planning Commission considered testimony and evidence, both written and oral, provided at the public hearing, as well as other documents contained in the record of proceedings relating to the Project, which are maintained in the offices of the City of Vallejo Planning Division; and

WHEREAS, based on said testimony and evidence presented at the public hearing, the Planning Commission makes the following factual findings:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

Following a review of the project, staff has determined that it is exempt from the requirements of the California Environmental Quality Act (CEQA). Under CEQA, the State has identified classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA.

The project is exempt pursuant to CEQA Guidelines, Section 15301 (Class 1: "Existing Facilities"). Furthermore, the City has considered whether or not any of the exceptions found under Section 15300.2 of the CEQA Guidelines exist, which would preclude the project from being categorically exempt from CEQA. The project is consistent with Section 15300.2 as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource.

III. FINDINGS RELEVANT TO THE APPROVAL OF THE MAJOR USE PERMIT (VMC Section 16.606.03)

- A. The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code.**

The proposed project aligns with the Central Corridor Commercial (CC) zone regulations outlined in Vallejo Municipal Code (VMC) Table 16.301-A, which conditionally permits the sale of packaged beer, wine, and distilled spirits for off-premises consumption in conjunction with a convenience store. To comply with these regulations, a Major Use Permit (MJP) is required. The project also adheres to the applicable development standards specified in Title 16 of the VMC, as proposed and subject to necessary conditions.

- B. The proposed use is consistent with the general plan and any applicable specific plan or planned development and any other applicable plans.**

The project site is designated as District – North Gateway (D-NG) on the General Plan Land Use Map. The General Plan 2040 D-NG designation is intended to foster an integrated, pedestrian-oriented place with a mix of uses, such as retail, dining, entertainment, and lodging, that cater to both motorists passing through and surrounding neighborhoods. As proposed, the project is consistent with the D-NG land use designation in that it will broaden shopping opportunities for patrons of the "Meadows Store" convenience store and the surrounding residents of the surrounding area by adding a diverse product inventory that includes the sale of packaged beer, wine, and distilled spirits, a product typically available for sale by a convenience store. The project is also consistent with applicable General Plan 2040 policies as noted in the report.

C. The subject parcel is physically suitable for the type of land use being proposed.

The proposed use is deemed physically suitable for the subject parcel. Considering convenience stores commonly offer packaged alcoholic beverages as part of their product range, the presence of the existing “Meadows Store” convenience store will not compromise the integrity and character of the CC zone. The proposal has been reviewed by the City of Vallejo Planning Division and Police Department, who have expressed no objections to the proposed use and have provided conditions of approval.

D. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation.

The proposed inclusion of packaged beer, wine, and distilled spirits sales for off-premises consumption within the existing convenience store (Type-21 Off-Sale General) is considered a compatible use with the CC zone. It is anticipated that it will be compatible with existing and permissible land uses that will locate in the immediate vicinity. Approval of the project will significantly broaden the range of items accessible to customers at the convenience store, thereby enhancing their shopping experience with a greater selection of products. The sale of packaged beer, wine, and distilled spirits for off-premises consumption in conjunction with a convenience store is a common practice observed in many similar establishments. Additionally, the location of the convenience store is strategically surrounded by larger commercial retail and service businesses, further enhancing its existing presence. The proposed hours of alcohol sales will be limited from 8 am to 11 pm daily, aligning with the operational hours of other commercial business in the area.

E. The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

No alterations are proposed to the existing building or site to accommodate the MJP request for an ABC Type-21 alcohol license to allow the off-site sale and consumption of packaged beer, wine, and distilled spirits. The primary use of the site will remain a convenience store. The sale of packaged beer, wine, and distilled spirits will not require any alterations to the interior or exterior of the building and will only occupy 18% of the store’s existing floor area. This designated area will be situated at the rear of the store, strategically distanced from the entry doors to discourage potential shoplifters. Therefore, this finding can be made.

F. The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare.

The Conditions of Approval for the Project will ensure that the retail use, which includes the sale of packaged beer, wine, and distilled spirits for off-premises consumption under an ABC Type-21 alcohol license, operates in a manner that prioritizes the public interest, health, safety, and general welfare. These conditions encompass ongoing compliance with ABC regulations and the Vallejo Municipal Code, along with standard requirements for this type of use. These conditions explicitly prohibit on-site consumption of beer, wine, and distilled spirits as well as loitering. With the proposed conditions in place, the use will not have any detrimental effects on the public interest, health, safety, or general welfare.

- G. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.**

Following a review of the project, staff has determined that it is exempt from the requirements of the California Environmental Quality Act (CEQA). Under CEQA, the State has identified classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA. The project is exempt under Section 15301 (a) (Class 1 "Existing Facilities") of the California Environmental Quality Act (CEQA) Guidelines.

IV. FINDINGS RELEVANT TO THE APPROVAL OF THE MINOR USE PERMIT (VMC Section 16.606.03)

- A. The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code.**

The proposed project aligns with the Central Corridor Commercial (CC) zone regulations outlined in Vallejo Municipal Code (VMC) Table 16.301-A, which conditionally permits the operation of a convenience store. To comply with these regulations, a Minor Use Permit (MUP) is required. The project also adheres to the applicable development standards specified in Title 16 of the VMC, as proposed and subject to necessary conditions.

- B. The proposed use is consistent with the general plan and any applicable specific plan or planned development and any other applicable plans.**

The project site is designated as District – North Gateway (D-NG) on the General Plan Land Use Map. The General Plan 2040 D-NG designation is intended to foster an integrated, pedestrian-oriented place with a mix of uses, such as retail, dining, entertainment, and lodging, that cater to both motorists passing through and surrounding neighborhoods. As proposed, the project is consistent with the D-NG land use designation in that will broaden shopping opportunities for patrons of the Meadows Store and the surrounding residents of the surrounding area by adding a diverse product inventory that includes the sale of packaged beer, wine, and distilled spirits, a product typically available for sale by a convenience store. The project is also consistent with applicable General Plan 2040 policies as noted in the staff report.

- C. The subject parcel is physically suitable for the type of land use being proposed.**

The proposed use is deemed physically suitable for the subject parcel. Considering convenience stores commonly offer packaged alcoholic beverages as part of their product range, the presence of the existing "Meadows Store" convenience store will not compromise the integrity and character of the CC zone. The proposal has been reviewed by the City of Vallejo Planning Division and Police Department, who have expressed no objections to the proposed use and have provided conditions of approval.

- D. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation.**

The proposed inclusion of packaged beer, wine, and distilled spirits sales for off-premises consumption within the existing convenience store (Type-21 Off-Sale General) is considered a compatible use with the CC zone. It is anticipated that it will be compatible with existing and permissible land uses that will locate in the immediate vicinity. Approval

of the project will significantly broaden the range of items accessible to customers at the convenience store, thereby enhancing their shopping experience with a greater selection of products. The sale of packaged beer, wine, and distilled spirits for off-premises consumption in conjunction with a convenience store is a common practice observed in many similar establishments. Additionally, the location of the convenience store is strategically surrounded by larger commercial retail and service businesses, further enhancing its existing presence. The proposed hours of alcohol sales will only be allowed from 8 am to 11 pm daily, aligning with the operational hours of other commercial business in the area.

- E. The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.**

No alterations are proposed to the existing building or site to accommodate the MUP request to allow the operation of a convenience store. Therefore, this finding can be made.

- F. The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare.**

The Conditions of Approval for the Project will ensure that the proposed convenience store, which includes the incidental sale of packaged beer, wine, and distilled spirits for off-premises consumption under an ABC Type-21 alcohol license, operates in a manner that prioritizes the public interest, health, safety, and general welfare. The proposed convenience store ensures its operations will not generate nuisances beyond the existing ambient conditions. This includes odor, dust, gas, noise, vibration, smoke, heat, or glare emissions. With the proposed conditions in place, the use will not have any detrimental effects on the public interest, health, safety, or general welfare.

- G. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.**

Following a review of the project, staff has determined that it is exempt from the requirements of the California Environmental Quality Act (CEQA). Under CEQA, the State has identified classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA. The project is exempt under Section 15301 (a) (Class 1 "Existing Facilities") of the California Environmental Quality Act (CEQA) Guidelines.

V. FINDINGS RELEVANT TO MAKE A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY (VMC Section 16.305.03 (B))

As required by VMC Section 16.305.03.B, the review authority may make a determination of public convenience, or a determination of necessity, based on the following factors:

1. The sale of packaged beer, wine, and distilled spirits for off-premises consumption (Type-21 Off-Sale General) in conjunction with an existing convenience store aligns with the primary use of the site and the General Plan land use designation of North Gateway District. This designation aims to foster an integrated, pedestrian-oriented place with a mix of uses, such as retail, dining, entertainment, and lodging, that cater to both motorists passing through and surrounding neighborhoods.

2. The application has been thoroughly reviewed by the Vallejo Police Department, and it has been determined that there is no significant history of crimes or calls for police service in the immediate area or in connection with the existing business. As an independent establishment, the Meadows Store has consistently demonstrated a commendable level of cooperation with local law enforcement, fostering a positive track record. Furthermore, the proposed project ensures that the dedicated sales floor for alcohol will constitute less than two percent of the total sales floor area.

VI. RESOLUTION APPROVING THE PROJECT

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby adopts this Resolution approving Major Use Permit (MJP23-0004), Minor Use Permit (MUP23-0017), And Public Convenience or Necessity (PCN23-0004), based on the above findings and subject to the Conditions of Approval attached to this Resolution (Exhibit A).

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 21st day of February 2024 by the following vote to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

JAMAR STAMPS, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

CHRISTINA RATCLIFFE, SECRETARY
City of Vallejo Planning Commission

Exhibit A: Conditions of Approval

Conditions of Approval

1. The business operator shall obtain California Department of Alcoholic Beverage Control (ABC) approval for an Off-sale General (Type-21) license prior to the sale of any prepackaged beer, wine, and distilled spirits products.
2. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited on or around the premises.
3. The operator of the use shall prevent loitering or other activity in the parking lot that would be a nuisance to adjacent uses and/or residential neighborhoods.
4. Alcoholic beverage sales shall not occur between the hours of 11:00 p.m. – 8:00 a.m., daily.
5. All salesclerks shall complete an ABC approved course in “responsible beverage service training” within 60 days of the beginning of employment. Evidence of the employee’s completion of this training shall be provided to the Vallejo Police Department upon request.
6. Prohibited Products: The sale of the following products shall be prohibited:
 - a. Wine in containers less than 750 milliliters.
 - b. Single containers of beer or malt liquor less than 24 ounces.
 - c. Cooler products, either wine- or malt-beverage-based, in less than four-pack quantities.
7. Windows shall allow for unobstructed interior view of the cash register area from the street.
8. The applicant shall install security cameras around the site and shall cooperate with the Vallejo Police Department to: a) install the cameras on-site and in the building in a quantity and at locations that optimize the safety of customers and employees on the property; and b) ensure that the Vallejo Police Department establishes and is provided continuous access to live and recorded feed from the security cameras installed on-site.
9. The sale of drug paraphernalia products as defined in Health and Safety Code sections 11014.5 and 11364.5 shall be prohibited. “Drug paraphernalia” means all equipment, products, and materials of any kind that are used, intended for use, or designed for use, in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing,

testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body a controlled substance in violation of the California Uniform Controlled Substances Act (commencing with California Health and Safety Code 11000).

10. The site shall be maintained free of litter and graffiti at all times. The owner or operator is responsible for daily removal of trash, litter, and debris from premises and on all abutting sidewalks within 20 feet of the premises. One permanent, non-flammable trash receptacle shall be installed near all public entrances and exits to the establishment.
11. Notices shall be prominently displayed that prohibit loitering and littering and request patrons to not disturb neighbors or block driveways.
12. Employees of the establishment shall walk a 100-foot radius from the facility at some point prior to 30 minutes after closing and shall pick up and dispose of any discarded beverage containers and other trash that may potentially have been left by patrons.
13. The following signs shall be prominently displayed in a readily visible manner:
 - a. "California State Law prohibits the sale of alcoholic beverages to persons under 21 years of age";
 - b. "No loitering or public drinking"; and
 - c. "It is illegal to possess an open container of alcohol in the vicinity of this establishment".
14. A copy of the conditions of approval and the ABC license shall be required to be kept on the premises and presented to any law enforcement officer or authorized City official upon request.
15. All businesses that engage in retail alcoholic beverage sales shall be subject to inspection by City staff any time the Chief of Police or their designee finds that criminal or nuisance activities are occurring on or near the premises.
16. If the establishment changes ownership or undergoes an interior remodel, the establishment shall be subject to review pursuant to VMC Chapter 16.603, *Zoning Compliance Review*, to ensure compliance with the existing use permit.
17. Prior to requesting a final occupancy/final inspection, contact the Planning Division. All inspections require a minimum two business-day notice.

18. Loading and unloading activities at the site that may generate noise shall be adhere to the following time frames: Monday to Friday, from 7:00 a.m. to 6:00 p.m. Saturday and Sunday, from 9:00 a.m. to 6:00 p.m. No work permitted on holidays.

Major Use Permit Supplemental Information

If you are applying for the sale of alcoholic beverages, you must also complete "Off-Site Sale of Alcohol Supplemental Questionnaire".

PROJECT INFORMATION

PROPERTY ADDRESS 5182 Sonoma Blvd., Suite 200, Vallejo, CA

ASSESSOR'S PARCEL NO. 0067-150-290

PURPOSED USE

DESCRIPTION OF PROPOSED USE (include products/services provided, alcohol sales, etc.)
Existing Convenience store adding alcohol sales.

Additional Licenses/Approvals Required: State: _____ Regional _____

BUILDINGS

Existing Gross Floor Area 2,650 Portions Thereof to be Used 200 New Construction 0

PARKING Current Spaces 37 Proposed Spaces 37

TYPICAL OPERATION – Complete for all uses, as applicable.

Days of Operation 7 days a week Hours of Operation 7 am to 11 pm

Number of Full-time Employees Two Number of Part-Time Employees One

Outdoor Activities (storage, work areas, etc.) None

Hazardous or Volatile Materials None

SUPPLEMENTAL INFORMATION FOR SELECTED USES

Medical Services: # of Full-time Practitioners _____ # of Additional Full-time Employees _____

Religious Assembly: Number of Fixed Seats (20" of pew = 1 seat) ___ or Gross Floor Area w/o seats ___

Day Care: Name & Address of Agency of Licenses Operator & Facility _____

Maximum Number of Persons to be cared for Under the License _____

Number of Persons Residing Full-time in the Facility _____

Off-Site Sale of Alcohol Supplemental Questionnaire

Prior to the Planning Commission hearing to consider your application, you are encouraged to meet and discuss your proposal with the Vallejo Police Department, Crime Prevention Division, the local neighborhood associations, surrounding property owners and local businesses in the area.

Applicant Name: Sukhjeet Singh Phone No.: (707) 819-7256

Business Name: Meadows Store

Business Address: 5182 Sonoma Blvd, Suite 200,
Vallejo, CA Phone No.: (707) 819-7256

What type of Business?

- | | |
|--|--|
| ☐ Specialty Shop | ☒ Convenience Market |
| ☐ Gas Station | ☐ Market |
| ☒ Liquor Store | ☐ Supermarket |
| ☐ Other (explain) | |
- _____
- _____

What type of ABC license will you be applying for?

- ☐ Type 20 – Off –sale beer & wine
- ☒ Type 21 – Off-sale general
- ☐ Other (specify)
- _____
- _____

What hours will your business be open?

7 am to 11 pm

What hours will your business be selling alcohol?

7 am - 11 pm

What is the square footage of the store (gross floor area)? 2,650

What will be the square footage dedicated to the sale of alcohol items? 200

Indicate which of the following ways of eliminating graffiti you are planning on using:

- ☐ Planting vines next to fences
 - ☐ Inspecting fences and the outside of building regularly for graffiti
 - ☐ Paint wall and other surfaces with "anti-graffiti" coating
 - ☐ Paying a staff member to paint over the graffiti or painting it myself
 - ☒ Paying a paint contractor to paint over the graffiti
 - ☐ Other (specify)
-
-

The Zoning Ordinance regulates the size, location and type of signage that may be used by a business. Please indicate which of the following methods of advertising you intend to use for your facility (separate sign permits will be required. Refer to the Sign Permit Handout):

- ☐ Sign painted on building wall
- ☐ Non-illuminated sign attached to building
- ☒ Illuminated sign attached to building
- ☐ Free-standing sign

Temporary window signs may not occupy more than 15% of the ground floor window area. Which, if any, of the following sign(s) do you intend to use:

- ☐ Hand-letter window signs
 - ☐ Neon window signs
 - ☐ Posters provided by the alcohol beverage distributors
 - ☐ Other (specify)
-
-

Security: Please indicate below which of the public safety measures you intend to use at your facility:

- ☐ Locate cash register so it is visible from street
 - ☒ Video camera monitoring
 - ☐ Bullet resistant glass surrounding cash register
 - ☐ Post "No Loitering" sign
 - ☐ Discourage patrons from loitering
 - ☒ Security guard
 - ☐ Post police telephone numbers
 - ☐ Telephone police, if necessary
 - ☐ Pay phone for outgoing calls only
 - ☐ Iron window bars
 - ☐ Other (specify)
-

MAJOR USE PERMIT

Indicate how you intend to illuminate your parking areas and adjacent walkways: _____
Walkways and parking has existing lighting.

Do you intend to place video arcade games in your facility? If so, how many? None

What will be the number of employees? Three

Which company or individual are you planning on using for your "Responsible Beverage Service Training Program"? Thind Family Inc.

The following optional questions pertain to issues which the City of Vallejo has no regulatory authority over. The questions are included as a matter of public information.

Which of the following types of alcoholic beverages do you intend to sell? Check all that apply

- ☐ Individual containers of beer, less than 40 oz
 - ☐ 40 oz beers
 - ☒ 6-12 packs of beer, ale or wine coolers
 - ☒ Cases of beer or wine
 - ☐ Malt liquor, 12 oz or greater
 - ☐ Kegs of beer
 - ☒ Individual containers of wine cooler
 - ☐ Low-price wines, 750 ml or larger
 - ☐ Wines, 750 ml or larger
 - ☒ Premium wines, 750 ml or larger
 - ☒ 6-12 packs of wine coolers
 - ☐ Individual containers of fortified wines, less than 500 ml
 - ☒ Fortified wines, any size
 - ☒ Distilled spirits, smaller than pint-size
 - ☒ Distilled spirits, pint-size or larger
 - ☐ Other (specify)
-
-

Will any of the beverages you plan to sell be sold chilled? ☒ Yes ☐ No

Will the majority of your beverages be sold at discount prices? ☐ Yes ☒ No

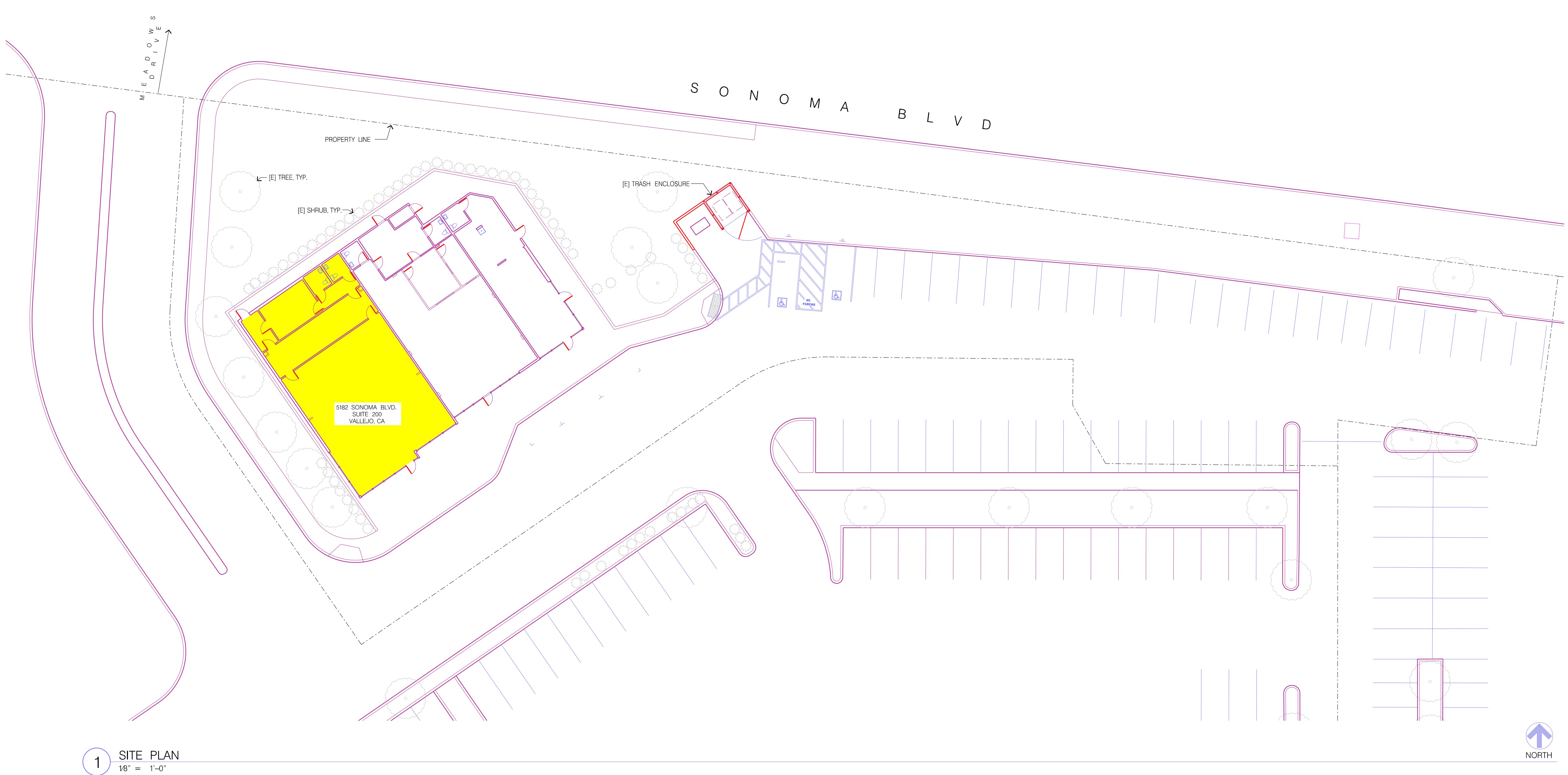
What number/types of in-store promotional advertising supplied by alcohol distributors will you be using? None

MAJOR USE PERMIT

List any similar businesses that you have owned or managed.

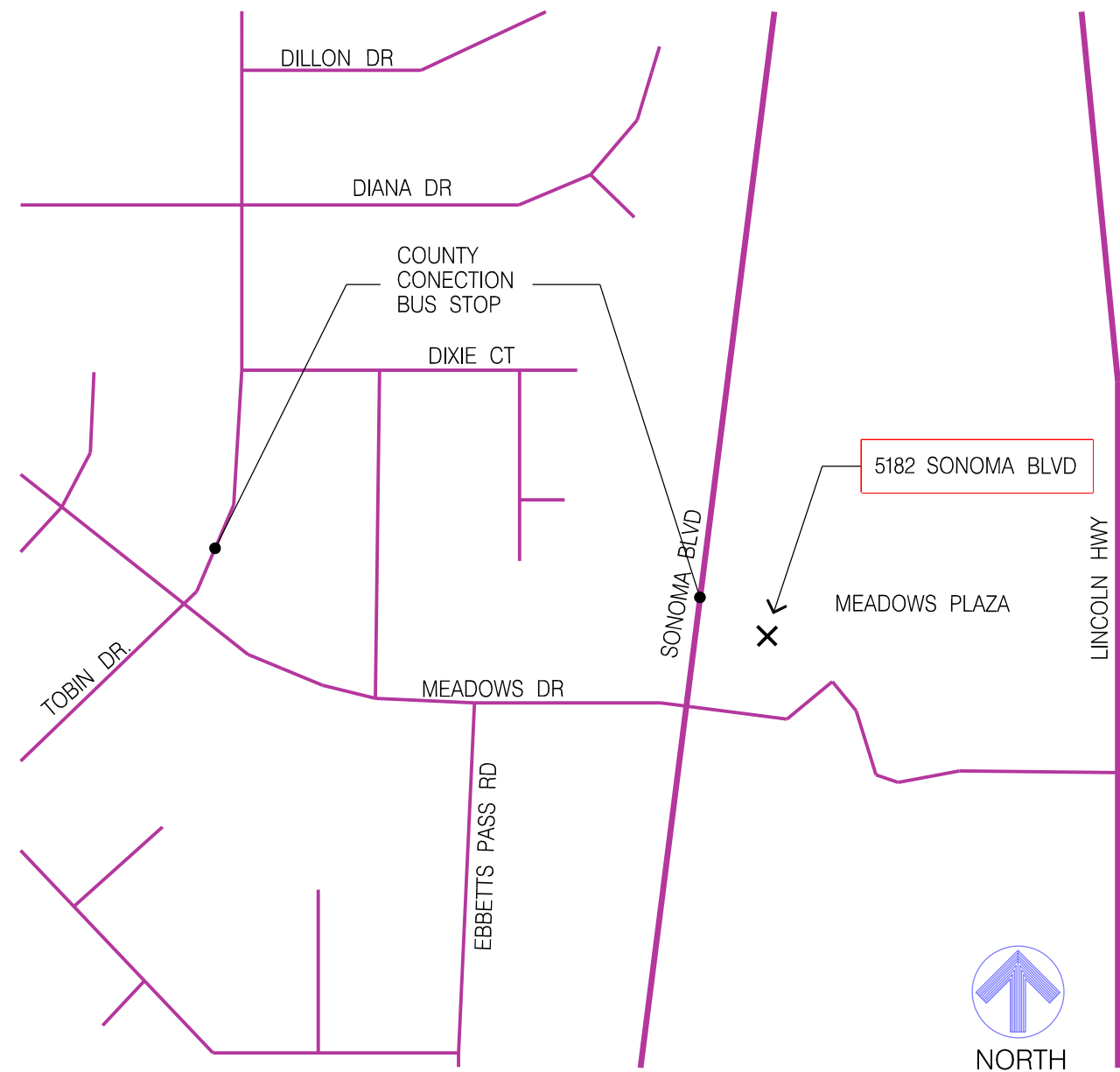
Business Name	Street Address	City	State	Dates of Ownership/Management

Do you have any Alcohol Beverage Control violations at any of the businesses you listed above? If so, please list the business name, the dates of any violations, the type of violation and the circumstances under which it occurred:



1 SITE PLAN
1/8" = 1'-0"

VICINITY MAP



DIRECTORY

BUILDING OWNER:	PAC WEST MANAGEMENT 11111 SANTA MONICA BLVD. SUITE 520 LOS ANGELES, CA 90025 JOSEPH RAMANI, PROPERTY MANAGER	(310) 474-8844
TENANT:	MEADOWS STORE 5182 SONOMA BLVD., SUITE 200 VALLEJO, CA 94589 SUKHI SINGH	(707) 819-7256 Sukhi.chalk@gmail.com
ARCHITECT:	STUDIO BENAVENTE ARCHITECTS INC. 580 LENNON LANE WALNUT CREEK, CA 94598 ROBIN TIBBETTS, SR. PROJECT MGR.	(925) 934-7778 studioark@aol.com
BUILDING DEPARTMENT:	CITY OF VALLEJO BUILDING DIVISION 555 SANTA CLARA ST VALLEJO, CA 94590 STEVE ARNOLD, CHIEF BUILDING OFFICAL	(707) 648-4522 FAX 552-0163
FIRE DEPARTMENT:	VALLEJO FIRE PREVENTION SECTION 970 NIMITZ AVENUE VALLEJO, CA 94592 VINCENT SPROETE, FIRE PREVENTION MANAGER	(707) 648-4374 FAX (707) 648-5214

BUILDING INFO

1. BUILDING ADDRESS:	5182 SONOMA BLVD., VALLEJO, CA
2. CONSTRUCTION:	TYPE III-B
3. SPRINKLER SYSTEM:	FULLY AUTOMATIC
4. OVERALL BLDG. HEIGHT:	NA
5. NUMBER OF STORIES:	1
6. OCCUPANCY CLASS:	M, MERCANTILE
7. ALLOWABLE FLOOR AREA:	EXISTING
8. FLOOR USABLE AREA:	5,846 SF
10. SUITE AREA:	2,650 SF
9. CONSTRUCTION AREA:	0 SF
10. ASSESSOR PARCEL NUMBER:	0067-150-290

DRAWING INDEX

A0.0 COVER SHEET: SITE PLAN / VICINITY MAP, DIRECTORY, BUILDING INFO & DRAWING INDEX

SCOPE OF WORK:

MAJOR USE PERMIT TO ADD ALCOHOL SALES FOR OFF SITE CONSUMPTION TO AN EXISTING RETAIL STORE.

SBA

STUDIO BENAVENTE ARCHITECTS

580 LENNON LANE, WALNUT CREEK, CA 94598
925.934.7778 studioark@aol.com

ISSUE	DATE	DESCRIPTION
1	07-28-23	ISSUE FOR USE PERMIT

OWNERSHIP OF DOCUMENTS
THIS DOCUMENT AND THE IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF STUDIO BENAVENTE ARCHITECTS, AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO BENAVENTE ARCHITECTS INC.

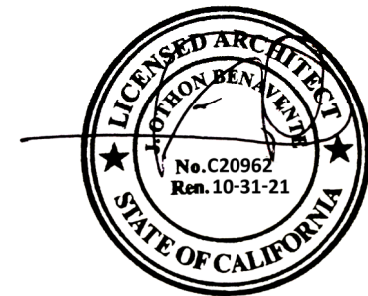
TENANT IMPROVEMENT FOR:

MEADOWS STORE

5182 SONOMA BLVD.
VALLEJO, CA 94589

OWNER /TENANT APPROVAL & DATE:

WET STAMP:



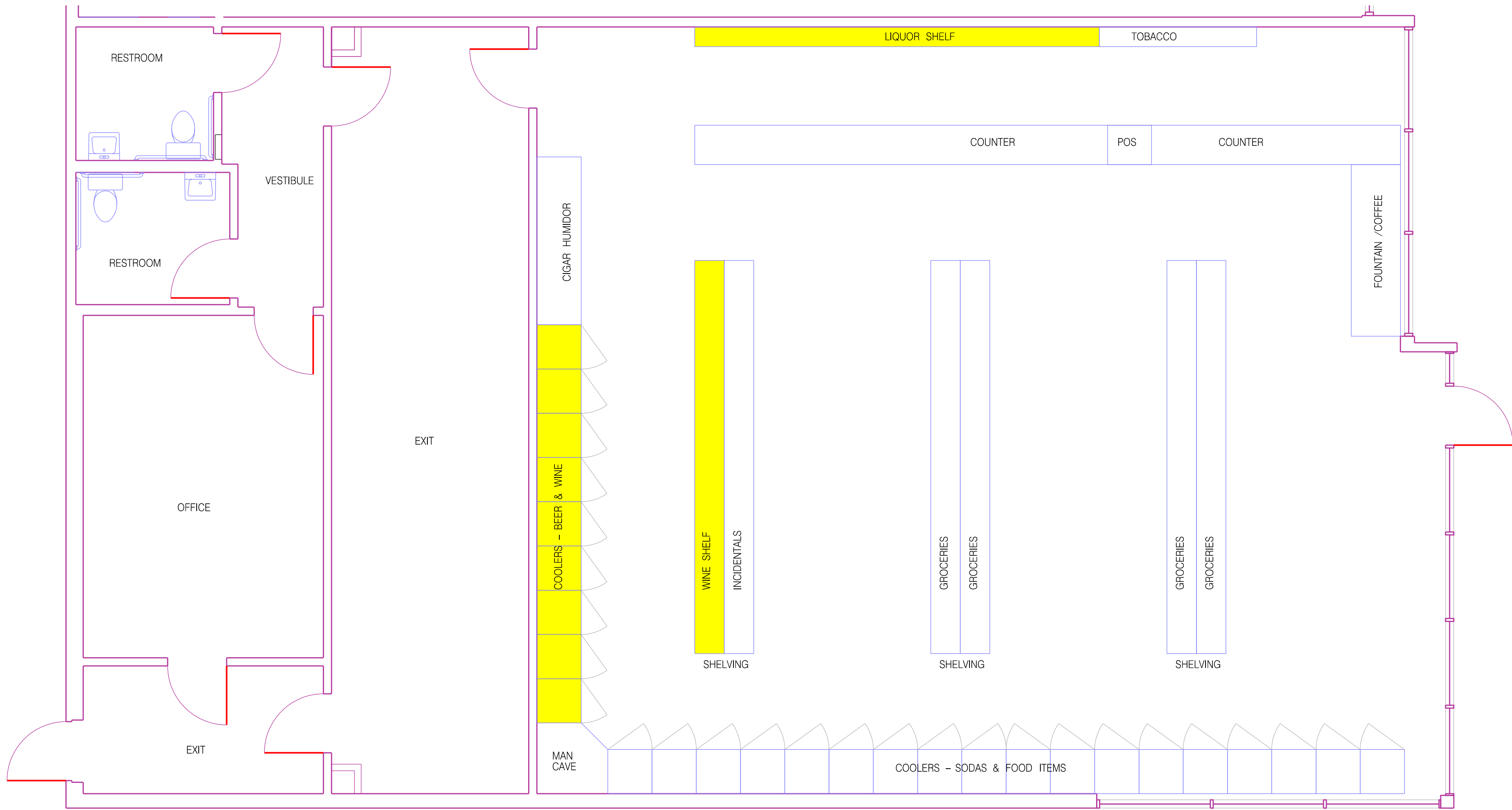
DRAWN BY: RT
CHECKED BY: JOB

SHEET TITLE:

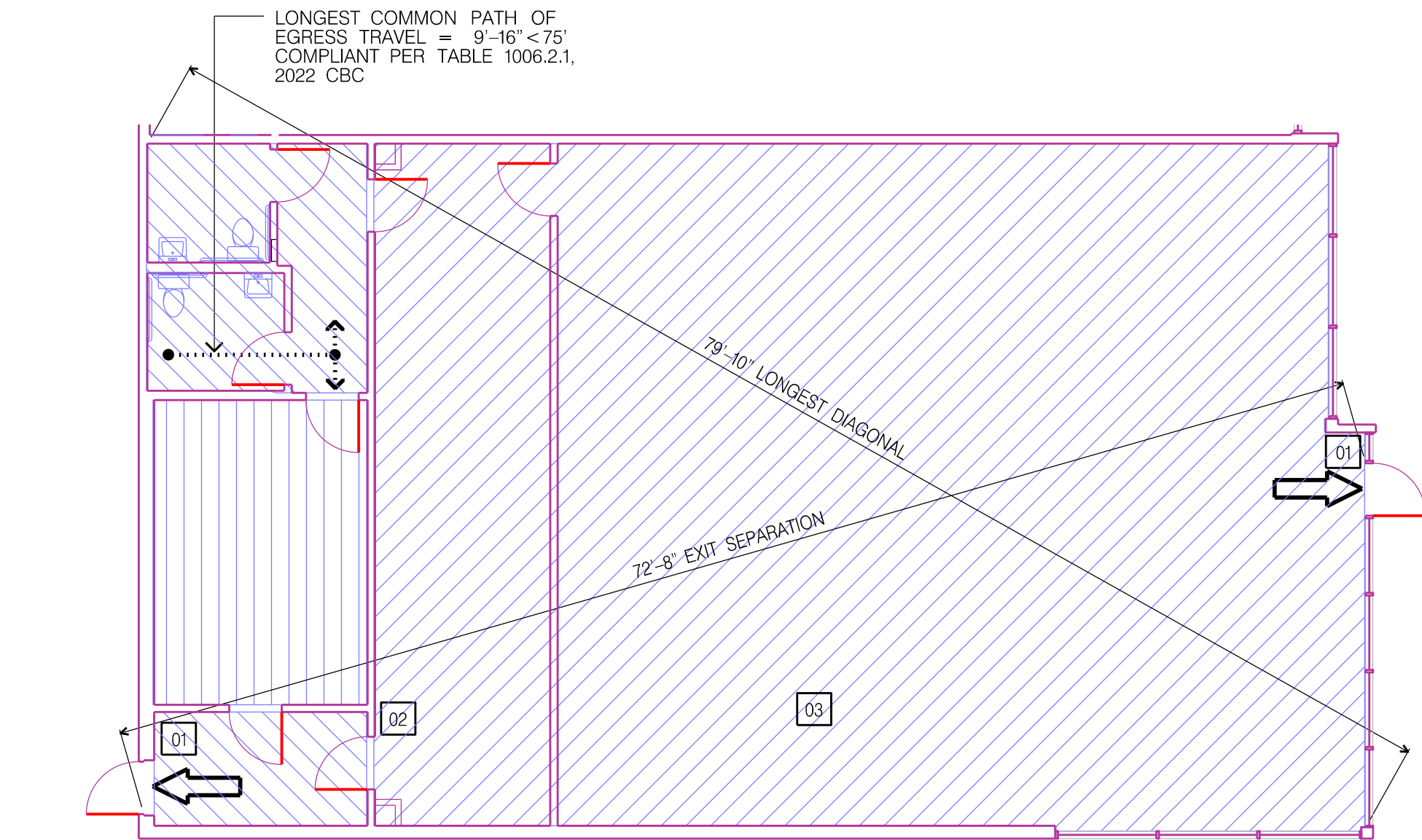
COVER SHEET:
SITE PLAN /
VICINITY MAP,
DIRECTORY,
BLDF. INFO &
DRAWING INDEX

SHEET NO.

A0.0



3 PROPOSED FLOOR PLAN
1/4" = 1'-0"



USE	AREA (S.F.)	FACTOR	OCCUPANTS
MERCANTILE	2,179	60	37
ACCESSORY	258	300	1
OFFICE	213	150	2
TOTAL	2,650		40

LEGEND:
EXIT FROM BUILDING
COMMON PATH OF EGRESS TRAVEL

KEYED NOTES:
01 PROVIDE "EXIT" TACTILE SIGN AT EXTERIOR DOORS.
02 PROVIDE "EXIT ROUTE" TACTILE SIGNAGE AT LOCATIONS SHOWN.
03 ONE [1] EXIT REQUIRED PER TABLE 1006.2.1 (2022 CBC)

1 EGRESS PLAN & OCCUPANT LOAD DIAGRAM
1/8" = 1'-0"



PHOTO #08



PHOTO #06



PHOTO #04



PHOTO #02



PHOTO #07



PHOTO #05



PHOTO #03



PHOTO #01



2 PHOTO KEY PLAN
N.T.S.



4 EXISTING PHOTOS
N.T.S.

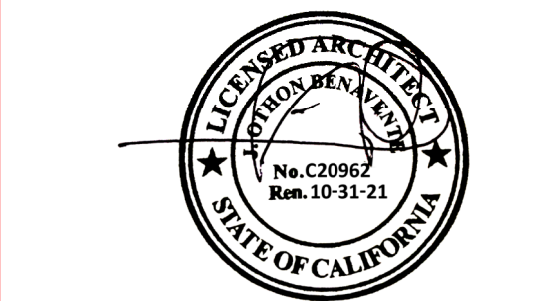
ISSUE	DATE	DESCRIPTION
1	07-28-23	ISSUE FOR USE PERMIT

OWNERSHIP OF DOCUMENTS
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TENANT IMPROVEMENT FOR:
MEADOWS STORE
5182 SONOMA BLVD.
VALLEJO, CA 94589

OWNER /TENANT APPROVAL & DATE:

WET STAMP:



DRAWN BY: RT
CHECKED BY: JOB

SHEET TITLE:
EGRESS PLAN, OCCUPANT LOAD DIAGRAM, PROPOSED FLOOR PLAN, AND EXISTING PHOTOS

SHEET NO.

A0.1



**STAFF REPORT – PLANNING
CITY OF VALLEJO
PLANNING COMMISSION**

I. PROJECT INFORMATION

Item No. 7C

DATE OF REPORT: February 21, 2024

PROJECT NUMBER: Minor Use Permit (MUP22-0008)
Development Review (DVR22-0025)

PREPARED BY: Douglas Fenn, Contract Planner

PROJECT LOCATION: 100 W. Baxter Street (vacant lot); APN: 0051-163-140)

APPLICABLE ZONING CODE SECTION(S): Minor Use Permit (VMC Section 16.606)
Development Review (VMC Chapter 16.605)

PROJECT SUMMARY: The project involves constructing a 3,048 square foot two-story single-family (livable space) residence, including a 2-car garage on a vacant hillside 6,305 square foot parcel (100 W. Baxter Street). The residence's first floor consists of two (2) bedrooms with a shared bathroom, a laundry room, an entertainment area, a downstairs living room, and a storage room. The second floor will have a kitchen, living area, storage room, powder room, and master suite. The residence will be constructed with various materials, such as gray fiber cement cladding, lace-colored plaster exterior, abundant cedar wood grain cladding, and a standing seam metal roof with a dark bronze hue.

CEQA DETERMINATION: The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303 Class 3 (a) One single-family residence or a second dwelling unit in a residential zone. Up to three single-family residences may be constructed or converted under this exemption in urbanized areas.

RECOMMENDATION: Staff recommends that the Planning Commission adopt a Resolution to APPROVE Minor Use Permit (MUP22-0008) and Development Review (DVR22-0025) based on the findings and conditions and in Resolution No. PC 24-XX.

PROJECT DATA SUMMARY

APPLICANT: Yves Radames Culqui
122 Arcade Drive
Ventura, CA 93003

PROPERTY OWNER:	Gary Swarthout 12234 Welch Road Wilton CA 95693
GENERAL PLAN DESIGNATION:	R-SF – Primarily Single-Family
ZONING DISTRICT:	Low Density Residential (LDR) / Residential View District
EXISTING LAND USE:	Vacant residential Lot
SURROUNDING LAND USE:	North - Single-Family Residential South - Single-Family Residential East - Single-Family Residential West - Single-Family Residential
LOT AREA:	6,305 square feet
TOTAL FLOOR AREA:	3,048 square feet
FOOTPRINT:	2,544 square feet
PARKING REQUIREMENTS/ PROVIDED:	2 off-street, two enclosed garage spaces.

II. PROJECT DESCRIPTION

A. Background

On June 3, 2022, Yves Radama Culqui, the applicant, applied on behalf of the property owner for a Minor Use Permit and Development Review to construct a single-family residence at the southwest corner of 100 W. Baxter and Baxter Street(s) within the Residential View District overlay area. After the applicant addressed the incompleteness comments, the project was deemed complete on April 11, 2023, contingent on further environmental assessment review and that the project was in conformance with the Hillside design criteria Low-Density Residential (LDR)/Residential View District. The project has been designed with a low-profile roofline, building foundation below street grade, and other design features to be within the criteria of the Residential View District.

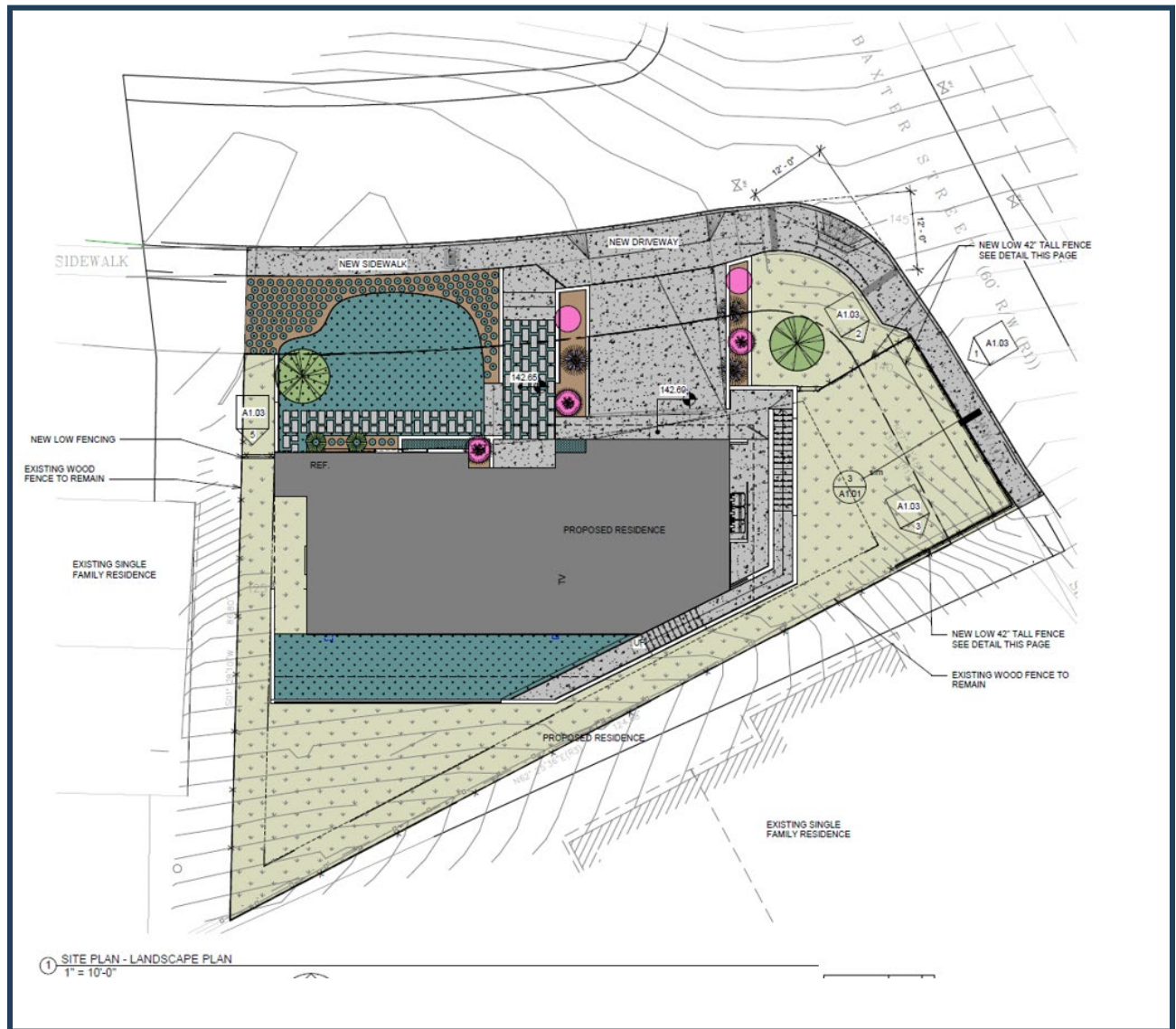
On February 07, 2024, a public notice was sent to the Planning Commission, all active neighborhood groups within 500 feet of the subject property, property owners within 200 feet, and the applicant.

Location and Land Use Context

The project site is on the southwest corner of 100 W. Baxter Street and Baxter Street. The site is a hillside view vacant parcel in an established single-family neighborhood.

Table 1 – Surrounding Uses	
Direction	Land Uses
North	Single-Family Residence (across the street from W. Baxter)
East	Single-Family Residence (across Baxter Street)
South	Single Family Residence
West	Single Family Residence

Figure 1 – Proposed Site Plan



Location and Land Use Context

The project site is a vacant parcel located at the southwest corner of W. Baxter and Baxter Streets in northwestern Vallejo. It is an established single-family residential neighborhood surrounded by existing single-family, two-story, and single-story residences. The immediate vicinity of the project site is characterized by existing residential developments located off Baxter Street (see Figure 2).

Figure 2 – Vicinity Map



B. Project Description

The project involves constructing a 3,048 square foot two-story single-family (livable space) residence, including a 2-car garage on a vacant hillside 6,305 square foot parcel (100 W. Baxter Street). The residence's first floor consists of two (2) bedrooms with a shared bathroom, a laundry room, an entertainment area, a downstairs living room, and a storage room. The second floor will have a kitchen, living area, storage room, powder room, and master suite.

Figure 3 – Elevations/View from W. 100 Baxter St.



The residence will be constructed with various materials, such as gray fiber cement cladding, lace-colored plaster exterior, abundant cedar wood grain cladding, and a standing seam metal roof with a dark bronze hue. The residence is designed with a balcony cantilevered over the garage and along the east and south sides of the façade, which breaks up the massing of the residence.

The applicant proposes a fence design that is more than 50% transparent and constructed out of painted metal. The fence is to be high enough (+/- 42") to prevent anyone on the sidewalk from falling down the steep slope.

III. STAFF ANALYSIS

Required Permits

The project requires the following approval under the Vallejo Municipal Code (VMC):

Table 3 – Required Permits			
Permit Type	Description	VMC Chapter	Review Authority
Minor Use Permit	Single-Family Residence	16.606	Planning Commission Action (the site is a view lot)
Development Review	New Construction of Single-Family	16.605	Planning Commission/ Action Planning and Development Services Director

The Director has determined to forward all the entitlements to the Planning Commission for action, per VMC Section 16.602.15. In addition to this entitlement, this project will require a building permit(s) from the City of Vallejo when the applicant is ready to pull permits to build the residence.

General Plan Consistency

The General Plan 2040 land use designation for the project site is R-SF, “Primarily Single Family.” The General Plan characterizes this designation as follows:

“Primarily Single-Family (R-SF). The R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes, although some older areas also have attached dwellings and small stores. Dwellings typically have front and rear yards, as well as side setbacks. Permitted land uses include single-family homes, in some instances duplexes, triplexes, fourplexes, and small commercial spaces, and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-SF designation is nine dwelling units per acre; however, in single-family areas where accessory dwelling units are allowed, the maximum permitted residential density is 12 dwelling units per acre.”

The project is consistent with the R-SF in that it involves the construction of a single-family home of comparable size and character to the homes in the immediate and surrounding established single-family residential neighborhood.

- **Policy NBE-1.15 Energy Efficiency. Support measures to reduce energy consumption and increase energy efficiency in residential, commercial, industrial, and public buildings.**

The residence will be constructed in compliance with the current Uniform Building and Energy Codes. For example, double-pane windows with energy-efficient HVAC equipment that reflects current technology will be installed.

- **Policy NBE-2.3 Inviting, Compatible Design. Promote attractive development that is compatible with surrounding uses.**

See the combined answer below.

- **Policy NBE-2.8 Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that are compatible with surrounding uses.**

The building is proposed on a vacant, low-density, residentially zoned parcel and would employ a modern architectural style. The residence is designed on the lot to take advantage of the attractive views south of the San Pablo Waterfront and Mare Island Straight site. The residence will blend into the established and surrounding single-family neighborhood with the existing scale and architectural styles.

Vallejo Municipal Code Compliance

On August 29, 2017, the City Council adopted the Interim Zoning Policy to facilitate development consistent with General Plan 2040 before adopting the Development Code (Zoning Ordinance). Under the Interim Zoning Policy, General Plan 2040 land use designations correlate to existing zoning districts to apply development regulations in reviewing projects. When reviewing a project, the zoning districts' land use and development standards are applied. General Plan 2040 prevails if there is an express conflict with the zoning regulations.

Table 3 – Site Development Standards, Low-Density Residential District		
CRITERIA	REQUIRED / ALLOWED	PROPOSED
Density	1 unit per 5,000 sf	1 unit on a 6,305 sf lot
Setbacks	Front: 15', (Baxter Street) rear: (none-wedged shape parcel)	Setback requirements are met
	One side yard at 10' (100 W. Baxter Street)	Setback is met
	One side yard at 5'	One side yard setbacks are a min. 5'
Lot Coverage	5,000 sf lot min = 50%	24.7% (2,544 sf / 6,305 sf)
Building Height	35'	27' (Two-story/habitable area)
Parking	2	One parking stall off the street in the driveway

As shown in Table 3 above, the project complies with the site development standards of the Low-Density Residential District. In addition, the following comments summarize the staff analysis of the project.

Landscaping

Where single-family uses are in residential zoning districts, landscaping shall be installed and maintained per the provisions of Section 16.504. As seen from West Baxter and Baxter Street, the yards are richly planted with drought-tolerant landscaping and two Japanese Maple trees. The project is designed following Maximum Allowed Water Allowance (MAWA) calculations and provided on landscape plans.

Architecture

The residence will be constructed with various materials, such as gray fiber cement cladding, lace-colored plaster exterior, abundant cedar wood grain cladding, and a standing seam metal roof with a dark bronze hue. The proposed structure reflects a modern, contemporary architectural style that will enhance the area visually and provide a significant investment in the neighborhood. The residence is designed with a balcony cantilevered over the garage and along the east and south sides of the façade, which breaks up the massing of the residence.

The applicant proposes a fence design that is more than 50% transparent and constructed out of painted metal. The fence will be high enough (+/- 42") to prevent anyone on the sidewalk from falling down the steep slope.

Utilities.

Meter boxes, transformers, pump stations, and other utility fixtures shall be screened from view or placed underground where appropriate; however, they shall be placed where they are easily accessible for servicing and reading.

View and Site Analysis

The project is consistent with the R-SF designation in that it involves the construction of a single-family home comparable in size and character to the homes in the immediate and surrounding areas. The existing vacant corner lot is in an established single-family neighborhood (See - Residential View District (VMC Section 16.213.01 D on page 11 for detailed view findings).

Because the site is in the view overlay and is in a hillside area of Vallejo, KC Engineering prepared a geotechnical report on February 11, 2022. The site slopes down from both West Baxter and Baxter streets. The northern slope of the site consists of fill slopes that were likely graded during the construction of the City streets. The structure will have a raised wood floor supported on a pier and grade beam foundation system. A large subfloor area will be constructed with wood-framed stem walls and concrete retaining walls to shore up the structure on the down-slope face. Minimal grading for the site is expected, except for the retaining wall and driveway backfill.

The site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known active faults are crossing or projecting towards the subject site.

Required Findings

The project is subject to the following required findings under the Vallejo Municipal Code (findings are shown in **bold**, and staff's analysis follows in *italics*):

Minor Use Permit Findings

VMC Section 16.606.03 requires the review authority to make the following findings before granting a Major Use Permit (the findings are in bold, and the staff's determination follows in *italics*):

- A. The proposed use is conditionally allowed within the applicable zoning district. It complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code.**

The proposed project is on a property zoned Low-Density Residential (LDR) Residential View District. Vallejo Municipal Code Table 16.301-A: Land Use Regulations require a Minor Use Permit for a single-

family residence. The project is consistent with the applicable development standards outlined in Title 16 of the Vallejo Municipal Code (VMC), as proposed and conditioned.

B. The proposed use is consistent with the general plan and any applicable specific plan, planned development, and other applicable plans.

The project site is designated as R-SF – Primarily Single-Family in the General Plan Land Use Map. The project is also consistent with applicable General Plan 2040 policies, as noted in the report.

C. The subject parcel is physically suitable for the proposed land-use type.

The proposed project is on a vacant parcel and will construct a new single-family residence with associated site improvements. The subject parcel is physically suitable for establishing a single-family residence and landscaping. Further, the structure's siting is done with the minimal impact of grading as possible. The design of the residence is low profile, with the structure at least four feet below street grade. The project's design is consistent with the existing residential inventory in the neighborhood, and the proposed architecture will not negatively impact the surrounding neighborhood.

D. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located, which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation.

The proposed project is compatible with existing and permissible single-family residential land uses within the zoning district; as it is an allowed use, it will activate a vacant site, including site improvements. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is located.

E. The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

The physical location of the proposed project on an underutilized vacant site will not adversely affect the livability or appropriate development of abutting existing single-family residential properties and the surrounding neighborhood.

F. The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions. They would not otherwise be detrimental to the public interest, health, safety, or general welfare.

The proposed single-family use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions. As proposed and conditioned, the use will not be detrimental to the public interest, health, safety, or general welfare.

G. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

Following a Review of the project, staff has determined that the project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303 Class 3 (a) One single-family residence or a second dwelling unit in a residential zone. Up to three single-family residences may be constructed or converted under this exemption in urbanized areas.

Development Review Findings

VMC Section 16.605.03 requires the review authority to make the following findings before granting a Development Review (the findings are in bold, and the staff's determination follows in italics):

A. Complies with all applicable specific standards and criteria of this Zoning Code.

The proposed project is on a property zoned Low-Density Residential (LDR)/ Residential View District. The project is constructing a new single-family residence in an established single-family neighborhood. As proposed and conditioned, the project is consistent with the applicable development standards outlined in Title 16 of the Vallejo Municipal Code, as noted in the report.

B. Is consistent with the general plan and any applicable approved specific plan or planned development.

The R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes, although some older areas also have attached dwellings. Dwellings typically have front and rear yards, as well as side setbacks. Permitted land uses include single-family homes, in some instances duplexes, triplexes, fourplexes, and small commercial spaces, and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-SF designation is nine dwelling units per acre; however, in single-family areas where accessory dwelling units are allowed, the maximum permitted residential density is 12 per acre. The project is also consistent with applicable General Plan 2040 policies, as noted in the report.

C. Complies with any design conditions, standards, or requirements imposed by a discretionary approval, including but not limited to a major or minor use permit, variance, specific plan, planned development, or tentative map applicable to the project or the location where it is proposed.

The proposed project site is vacant and has no effective discretionary approvals. The new development shall comply with the approved design and conditions of approval imposed by the attached Resolution.

D. Is in substantial compliance with any applicable adopted design guidelines.

This is not applicable; the city still has not adopted design guidelines for single-family development. However, the proposed project is compatible with existing single-family architecture in the neighborhood. The modern design and development of the vacant site is a much-needed investment in the area.

E. Will serve to achieve groupings of structures that are well related to one another and which, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area; only elements of design which have some significant relationship to outside appearance shall be considered.

Not applicable; The City is yet to adopt design guidelines for single-family development.

F. Will be of a quality and demonstrate thoughtful site planning that will protect the value of private and public investments in the area.

The proposed project demonstrates thoughtful site planning with the existing topography in that the lot will not be mass-graded and is designed with a low profile (as much as feasible). It meets all the

development standards required in the subject location and will serve to protect the value of private and public investments.

G. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303 Class 3 (a) One-single-family residence or a second dwelling unit in a residential zone. Up to three single-family residences may be constructed or converted under this exemption in urbanized areas.

Residential View District (VMC Section 16.213.01 D):

If the planning commission grants a site development plan approval in the view district, it shall find that the proposed project:

1. Will maximize open space preservation;

The home occupies less than half the lot coverage that is allowed (24.7% proposed vs. 50% allowed), thus preserving additional open space on the lot. Additionally, much of the lower portion of the lot remains open and undeveloped. The slightly pitched lean-to style roof appropriately minimizes view obstructions. The only two residences that may have a slight impact are the existing residences across the street from West Baxter Street and east of Baxter Street. However, these two existing residences are about 8-10 feet above street grade. With the proposed residence slightly below street grade, all attempts have been made to ensure the new residence does not impact the neighborhood adversely.

2. Protects view corridors, natural vegetation, landforms, and other features;

The steep-sloped lot allows the homeowner to achieve the proposed square footage in the structure with a lowered residence profile, as seen from West Baxter and Baxter streets, by locating the mass of the proposed home towards the middle of the down-sloped lot. By doing so, the visual impact on adjacent residences is greatly minimized. The proposed residence has no view impacts of San Pablo Waterfront and Mare Island Straight for the residences south and west of the site because they are downhill from the subject site.

3. Minimizes the appearance of visually intrusive structures;

The home's (relatively) low-profile roof creates a usable space for the owner on that level while minimizing visually intrusive structures. The retaining walls and resulting usable garden terraces maximize the usability of the upper portion of the lot while achieving the grade transition to the main structure from the street. The proposed neutral color palette aids in blending the house into the existing neighborhood fabric.

4. Prevents the obstruction of property owners' views by requiring appropriate construction of new structures or additions to existing buildings or adjacent parcels;

The building is proposed on a vacant, low-density, residentially zoned parcel and would employ a modern architectural style. It is sighted to take advantage of the attractive views south of the San Pablo Waterfront and Mare Island Straight. The residence will seamlessly blend with the established and surrounding single-family neighborhood and be in concert with the neighborhood's existing scale and architectural styles. Although modern and contemporary in design and construction methods, the

height and scale represent other view homes of various areas built and located in the surrounding neighborhood.

5. Minimizes potential view loss from public areas;

There are no designated public areas, such as a public park or similar common community area; the site is within an established single-family residential neighborhood. The project is consistent with this site development plan criterion in that it involves the construction of a single-family home comparable in the View overlay area, and the structure is in size and character to the homes in the immediate and surrounding single-family neighborhood. The proposed building location on the lot would take advantage of the views of San Pablo Waterfront and Mare Island Straight and blend into the surrounding neighborhood's existing scale and architectural styles.

6. Incorporates reasonably available design options that eliminate or lessen obstructive views;

The architects designed and located the residence in such a way as to minimize obstructive views while also blending the structure into the existing neighborhood. The bulk of the building is located on the middle north side of the lot, allowing the east side of the proposed residence to remain more open and not have an overbearing impact at the corner intersection of the site.

IV. ENVIRONMENTAL REVIEW

The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303 Class 3 (a) One single-family residence or a second dwelling unit in a residential zone. Up to three single-family residences may be constructed or converted under this exemption in urbanized areas.

V. NOTICING AND PUBLIC COMMENTS

On February 21, 2024, the Planning Division provided a public hearing notice to every property owner and identified neighborhood group within 500 feet of the project site, every property owner within 500 feet of the project site, the Planning Commission, the applicant, and the Times Herald newspaper for publishing pursuant to Vallejo Municipal Code (VMC) Section 16.602.

VI. CONCLUSION / STAFF RECOMMENDATION

Based on the analysis contained in this staff report and project consistency with General Plan 2040 and the Vallejo Municipal Code, staff recommends that the Planning Commission **APPROVE** Minor Use Permit (MUP22-0008) and Development Review (DVR22-0025), based on the findings and provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to Resolution. No.

VII. EXPIRATION

Pursuant to VMC Section 16.602.12 (A.2), approval of this Minor Use Permit and Development Review shall automatically expire two years after its approval unless authorized construction has commenced before the expiration date (February 21, 2026) (if approved at the Planning Commission hearing).

VIII. APPEAL PROCEDURE

Pursuant to VMC Chapter 16.602.14, Appeals, the applicant, or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendering of the decision of the Planning Commission, appeal in writing to the City Council by filing a written appeal with a fee of \$1,409.21 with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be filed promptly unless it has been received by the City Clerk or designee no later than the close of business on the tenth calendar day after the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within five hundred feet of the project boundary. The Council may affirm, reverse, or modify any decision of the Planning Commission that is appealed.

IX. ATTACHMENTS

1. Resolution No. PC 24-XX
 - Exhibit A – Conditions of Approval
2. Project Plans

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 24-XX

A RESOLUTION APPROVING MINOR USE PERMIT (MUP22-0008), DEVELOPMENT REVIEW (DVR22-0025), FOR A NEW 3,048 SQUARE-FOOT SINGLE-FAMILY RESIDENCE AT 100 W. BAXTER STREET (APN:0051-163-140). UNDER CEQA THE STATE HAS IDENTIFIED A LIST OF CLASSES OF PROJECTS THAT HAVE BEEN DETERMINED THAT THE PROJECT IS EXEMPT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, SECTION 15303 CLASS 3 (A) ONE SINGLE-FAMILY RESIDENCE OR A SECOND DWELLING UNIT IN A RESIDENTIAL ZONE. UP TO THREE SINGLE-FAMILY RESIDENCES MAY BE CONSTRUCTED UNDER THIS EXEMPTION IN URBANIZED AREAS.

I. GENERAL FINDINGS

WHEREAS, on August 29, 2017, the City Council adopted General Plan 2040; and

WHEREAS, the property has a General Plan 2040 land use designation of and

WHEREAS, on July 22, 2021, the City Council adopted the Zoning Code and Zoning Map; and

WHEREAS, the property is located in the Low-Density Residential Zoning District and

WHEREAS, on June 3, 2022, Yves Radames Culqui submitted an application seeking a Minor Use Permit and Development Review for a new 3,048 square foot single-family residence("Project") located at the southwest corner of 100 W. Baxter Street and Baxter Street and

WHEREAS, on April 11, 2023, the application was determined to be complete for processing, and

WHEREAS, on February 21, 2024, the City of Vallejo Planning Commission, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing and

WHEREAS, the Planning Commission considered testimony and evidence, both written and oral, provided at the public hearing, as well as other documents contained in the record of proceedings relating to the Project, which are maintained in the offices of the City of Vallejo Planning Division; and

WHEREAS, based on evidence received in the staff report and at the public hearing, the Planning Commission makes the following factual findings:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

Following a review of the project, staff has determined that it is exempt from the California Environmental Quality Act (CEQA) requirements. Under CEQA, the State

has identified a list of classes of projects that have been determined that the project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303 Class 3 (a) One single-family residence or a second dwelling unit in a residential zone. Up to three single-family residences may be constructed or converted under this exemption in urbanized areas.

III. FINDINGS RELEVANT TO THE APPROVAL OF THE MINOR USE PERMIT (VMC Section 16.606.03)

VMC Section 16.606.03 requires the review authority to make the following findings before granting a Major Use Permit (the findings are in bold, and the staff's determination follows in italics):

- A. The proposed use is conditionally allowed within the applicable zoning district. It complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code.**

The proposed project is on a property zoned Low-Density Residential (LDR) Residential View District. Vallejo Municipal Code Table 16.301-A: Land Use Regulations require a Minor Use Permit for a single-family residence. The project is consistent with the applicable development standards outlined in Title 16 of the Vallejo Municipal Code (VMC), as proposed and conditioned.

- B. The proposed use is consistent with the general plan and any applicable specific plan, planned development, and other applicable plans.**

The project site is designated as R-SF – Primarily Single-Family in the General Plan Land Use.

Map. The project is also consistent with applicable General Plan 2040 policies, as noted in the report.

- C. The subject parcel is physically suitable for the proposed land-use type.**

The proposed project is on a vacant parcel and will construct a new single-family residence with associated site improvements. The subject parcel is physically suitable for establishing a single-family residence and landscaping. Further, the structure's siting is done with the minimal impact of grading as possible. The design of the residence is low profile, with the structure at least four feet below street grade. The project's design is consistent with the existing residential inventory in the neighborhood, and the proposed architecture will not negatively impact the surrounding neighborhood.

- D. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located, which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation.**

The proposed project is compatible with existing and permissible single-family residential land uses within the zoning district; as it is an allowed use, it will activate a vacant site, including site improvements. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is located.

- E. The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.**

The physical location of the proposed project on an underutilized vacant site will not adversely affect the livability or appropriate development of abutting existing single-family residential properties and the surrounding neighborhood.

- F. The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions. They would not otherwise be detrimental to the public interest, health, safety, or general welfare.**

The proposed single-family use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions. As proposed and conditioned, the use will not be detrimental to the public interest, health, safety, or general welfare.

- G. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.**

Following a Review of the project, staff has determined that the project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303 Class 3 (a) One single-family residence or a second dwelling unit in a residential zone. Up to three single-family residences may be constructed or converted under this exemption in urbanized areas.

IV. FINDINGS RELEVANT TO THE APPROVAL OF THE DEVELOPMENT REVIEW (VMC Section 16.605.03)

VMC Section 16.605.03 requires the review authority to make the following findings before granting a Development Review (the findings are in bold, and the staff's determination follows in italics):

- A. Complies with all applicable specific standards and criteria of this Zoning Code.**

The proposed project is on a property zoned Low-Density Residential (LDR)/ Residential View District. The project is constructing a new single-family residence in an established single-family neighborhood. As proposed and conditioned, the project is consistent with the applicable development standards outlined in Title 16 of the Vallejo Municipal Code, as noted in the report.

- B. Is consistent with the general plan and any applicable approved specific plan or planned development.**

The R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes, although some older areas also have attached dwellings. Dwellings typically have front and rear yards, as well as side setbacks. Permitted land uses include single-family homes, in some instances duplexes, triplexes, fourplexes, and small commercial spaces, and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-SF designation is nine dwelling units per acre; however, in single-family areas where accessory dwelling units are allowed, the maximum permitted residential density is 12 per acre. The project is also consistent with applicable General Plan 2040 policies, as noted in the report.

- C. Complies with any design conditions, standards, or requirements imposed by a discretionary approval, including but not limited to a major or minor use permit,**

variance, specific plan, planned development, or tentative map applicable to the project or the location where it is proposed.

The proposed project site is vacant and has no effective discretionary approvals. The new development shall comply with the approved design and conditions of approval imposed by the attached Resolution.

D. Is in substantial compliance with any applicable adopted design guidelines.

This is not applicable; the city still has not adopted design guidelines for single-family development. However, the proposed project is compatible with existing single-family architecture in the neighborhood. The modern design and development of the vacant site is a much-needed investment in the area.

E. Will serve to achieve groupings of structures that are well related to one another and which, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area; only elements of design which have some significant relationship to outside appearance shall be considered.

Not applicable; The City is yet to adopt design guidelines for single-family development.

F. Will be of a quality and demonstrate thoughtful site planning that will protect the value of private and public investments in the area.

The proposed project demonstrates thoughtful site planning with the existing topography in that the lot will not be mass-graded and is designed with a low profile (as much as feasible). It meets all the development standards required in the subject location and will serve to protect the value of private and public investments.

G. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303 Class 3 (a) One-single-family residence or a second dwelling unit in a residential zone. Up to three single-family residences may be constructed or converted under this exemption in urbanized areas.

V. Residential View District (VMC Section 16.213.01 D):

If the planning commission grants a site development plan approval in the view district, it shall find that the proposed project:

1. Will maximize open space preservation;

The home occupies less than half the lot coverage that is allowed (24.7% proposed vs. 50% allowed), thus preserving additional open space on the lot. Additionally, much of the lower portion of the lot remains open and undeveloped. The slightly pitched lean-to style roof appropriately minimizes view obstructions. The only two residences that may have a slight impact are the existing residences across the street from West Baxter Street and east of Baxter Street. However, these two existing residences are about 8-10 feet above street grade. With the proposed residence slightly below street grade, all attempts have been made to ensure the new residence does not impact the neighborhood adversely.

2. Protects view corridors, natural vegetation, landforms, and other features;

The steep-sloped lot allows the homeowner to achieve the proposed square footage in the structure with a lowered residence profile, as seen from West Baxter and Baxter streets, by locating the mass of the proposed home towards the middle of the down-sloped lot. By doing so, the visual impact on adjacent residences is greatly minimized. The proposed residence has no view impacts of San Pablo Waterfront and Mare Island Straight for the residences south and west of the site because they are downhill from the subject site.

3. Minimizes the appearance of visually intrusive structures;

The home's (relatively) low-profile roof creates a usable space for the owner on that level while minimizing visually intrusive structures. The retaining walls and resulting usable garden terraces maximize the usability of the upper portion of the lot while achieving the grade transition to the main structure from the street. The proposed neutral color palette aids in blending the house into the existing neighborhood fabric.

4. Prevents the obstruction of property owners' views by requiring appropriate construction of new structures or additions to existing buildings or adjacent parcels;

The building is proposed on a vacant, low-density, residentially zoned parcel and would employ a modern architectural style. It is sighted to take advantage of the attractive views south of the San Pablo Waterfront and Mare Island Straight. The residence will blend with the established and surrounding single-family neighborhood and be in concert with the neighborhood's existing scale and architectural styles. Although modern and contemporary in design and construction methods, the height and scale represent other view homes of various areas built and located in the surrounding neighborhood.

5. Minimizes potential view loss from public areas;

There are no designated public areas, such as a public park or similar common community area; the site is within an established single-family residential neighborhood. The project is consistent with this site development plan criterion in that it involves the construction of a single-family home comparable in the View overlay area, and the structure is in size and character to the homes in the immediate and surrounding single-family neighborhood. The proposed building location on the lot would take advantage of the views of San Pablo Waterfront and Mare Island Straight and blend into the surrounding neighborhood's existing scale and architectural styles.

6. Incorporates reasonably available design options that eliminate or lessen obstructive views;

The architects designed and located the residence in such a way as to minimize obstructive views while also blending the structure into the existing neighborhood. The bulk of the building is located on the middle north side of the lot, allowing the east side of the proposed residence to remain more open and not have an overbearing impact at the corner intersection of the site.

V. RESOLUTION APPROVING THE PROJECT AT 100 W. BAXTER STREET

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby **APPROVES**, Minor Use Permit (MUP22-0025), And Development Review (DVR22-0008

based on the above findings and subject to the Conditions of Approval attached to this Resolution.

VII. VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 21st day of February 2024 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

JAMAR STAMPS, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

CHRISTINA RATCLIFFE, SECRETARY
City of Vallejo Planning Commission

Exhibit A: Conditions of Approval

EXHIBIT A

CONDITIONS OF APPROVAL

MINOR USE PERMIT (MUP22-0008) AND DEVELOPMENT REVIEW (DVR22-0025)

A. PLANNING DIVISION

Staff Contact: Douglas Fenn, (909) 730-4225, dfenn@interwestgrp.com

Pre-Building Permit:

1. Before issuance of a building permit, submit a numbered list to the Planning Division with a written response on how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner, who will coordinate the development of the project. The approved COA will be included in the permit set after the cover sheet with each condition listed and how the applicant will address each condition in writing.
2. Before the issuance of building permits, the Planning Division shall confirm that the building permit, grading permit, and all other drawings and documents substantially conform with the documents and/or representations, whether oral or written. Pursuant to VMC 16.602.10.b, the site plan, floor plans, building elevations, and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or submitted during the approval process shall be deemed conditions of approval. Any approval may be subject to requirements that the applicant guarantees, warranties, or ensures compliance with the plans and conditions in all respects.
3. Before the issuance of a building permit, the Applicant shall apply for and receive a Temporary Use Permit from the Planning Division for any temporary office or construction trailer.

During Construction

1. Construction activities shall be managed in compliance with the following requirements:
 - a. Site Watering. During the project's construction, all portions of the site shall be watered as necessary to reduce emissions of dust and other particulate matter, and all stockpiles shall be covered.
 - b. Maintenance. Streets and sidewalks shall be made dirt-free at the completion of construction.
 - c. Noise. All construction and transport equipment shall be muffled in accordance with state and federal laws.
 - d. Emissions. Construction and transport equipment shall be operated to minimize exhaust emissions. During construction, trucks and equipment should be running only when necessary.
 - e. Hours of Operation. Grading and pile driving operations within ¼ mile of residential units shall be limited to between 8:00 am and 5:00 p.m. on weekdays to ensure compliance with the requirements for construction activity in Subsection 16.502.12.D.1., Maximum Noise Level for Temporary Construction Activity, or as otherwise restricted as part of an approval.
 - f. Water Run-off. All water run-off from construction sites shall be controlled. During construction, trucks and equipment should be running only when necessary and shall comply with Chapter 12.41 of the Vallejo Municipal Code.

2. No person shall make, or cause to suffer, or permit to be made upon any public property, public right-of-way, or private property any excessive noise, annoying noise, amplified sound or vibrations that are physically annoying to reasonable persons of normal sensitivity or that are so harsh or so prolonged or unnatural or unusual in their use, time or place as to cause or contribute to the unnecessary and unreasonable discomfort of any persons of normal sensitivity located at the lot line of the property from which these noises emanate or that interfere with the peace and comfort of residents or their guests, or the operators or customers in places of business in the vicinity, or that may detrimentally or adversely affect such residences or places of business. (VMC Section 16.502.09 (C))
3. Construction, demolition, and related loading/unloading activities that may generate noise shall be limited to 7 a.m. and 6 p.m. in Monday- Friday, Saturday 9 am- 6 pm and Sundays and holidays not allowed. (VMC Section 16.502.09 (D))
4. The fencing for construction sites shall not be installed until a building permit or grading permit has been issued and shall be removed before final inspection. In the event that the building permits expire before the construction is completed, the Planning and Development Services Director may issue a temporary use permit under Chapter 16.339, Temporary Uses, to allow the fencing to remain for a longer period of time. (VMC Section 16.505.08 (B))

Pre-Building Final

1. Prior to the first final building inspection, the landscape architect shall provide a complete Certificate of Completion and Certificate of Installation According to the Landscape Documentation by VMC Chapter 16.71: Water Efficient Landscape Requirements. The documentation shall include the following:
 - a. Irrigation Scheduling (VMC Section 16.71.050)
 - b. Schedule of Landscape and Irrigation Maintenance (VMC Section 16.71.051)
 - c. Landscape Irrigation Audit Report (VMC Section 16.71.052)
 - d. Soil Management Report (VMC Section 16.71.045)
2. Prior to first final building inspection, the Applicant shall install landscaping and irrigation per approved plans. The landscape architect shall verify in writing that the landscaping and irrigation have been installed per the approved landscape plans concerning size, health, number and species of plants, and the overall design concept.

Landscaping

1. Maintenance Required. All landscaping shall be maintained in a healthy and always thriving condition, in compliance with the approved landscape plan. Irrigation systems and their components shall be fully functional and consistent with the original approved design or upgraded to reflect current best practices for water efficiency. Regular maintenance shall include but is not limited to:
 - a. Adjusting, checking, and repairing irrigation equipment; resetting automatic controllers; aerating and de-thatching turf areas; adding/replenishing fertilizer, mulch, and soil amendments; insect control; the replacement of dead or diseased plants; pruning; watering; and weeding all landscaped areas.
 - b. The trimming of vegetation is necessary to maintain the effective functioning of solar energy facilities and passive solar design features installed both on-site and on adjacent properties.
 - c. Pruning, cultivating, weeding, fertilizing, replacing plants, and regularly watering.

- d. Pruning or removal of overgrown vegetation, cultivated or uncultivated, that may harbor rats, vermin, or other nuisances or otherwise be detrimental to neighboring properties.
 - e. The removal of dead, decayed, diseased, or hazardous trees, weeds, and debris that create an unsightly appearance and may be dangerous to public safety and welfare or detrimental to neighboring properties or property values. Compliance shall be by removal, replacement, or maintenance.
 - f. Landscaping (trees, shrubs, ground cover, turf, etc.) which, due to accident, damage, disease, lack of maintenance, or other cause, fails to show a healthy appearance and growth, shall be replaced. Replacement plants shall conform to all standards that govern the original planting installation, approved landscaping plan, or the director's approval. (VMC Section 16.504.08 (D))
2. Turf areas shall be mowed regularly and be kept green. Accumulation of leaves, twigs, bark, and other similar materials shall be removed regularly. Planting areas shall be always kept free of weeds. (VMC Section 16.504.08 (C))

Lighting

1. Lighting shall be designed, located, and installed to be directed downward or toward structures, be shielded or fully shielded. It shall be well-maintained to prevent glare, light trespass (unwanted light on adjacent lots and public rights-of-way), and light pollution to the maximum extent feasible. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness, as determined by the Planning and Development Services Director. (VMC Section 16.506.04 (B))

General Requirements

1. A final decision on an application for any discretionary approval subject to appeal shall become effective after the expiration of ten calendar days following the date of action unless an appeal is filed. No building permit or business license shall be issued until the 11th day following the action date. If a different termination date is fixed at the time of granting, or if actual construction or alteration has begun under valid building permits, the ten days may be waived. (VMC Section 16.602.11)
2. The review authority, in the granting of any permit, may specify a time consistent with the purposes of the use and necessary to safeguard the public safety, health, and welfare, within which the proposed use must be undertaken and actively and continuously pursued. If no time period is specified, any permit granted under the Zoning Code shall automatically expire within two years of the effective date (February 21, 2024, if approved) (VMC Section 16.602.12 (A)). All Planning permits associated with this approval shall expire on February 21, 2026, unless exercised or extended.
3. If a permit is granted in conjunction with approval of new construction, issuance of a building permit shall constitute exercise of rights; provided, however, that, unless otherwise specified as a condition of project approval, the permit shall expire if:
 - i. The Building Permit expires.
 - ii. Final inspection is not completed, or certificate of occupancy issued within the time specified as a condition of project approval.
 - iii. The rights granted under the permit are not exercised within one year following the earliest to occur of the following: issuance of a certificate of occupancy; or if no certificate of occupancy is required, the last required final inspection for the new construction. (VMC Section 16.602.11 (B))

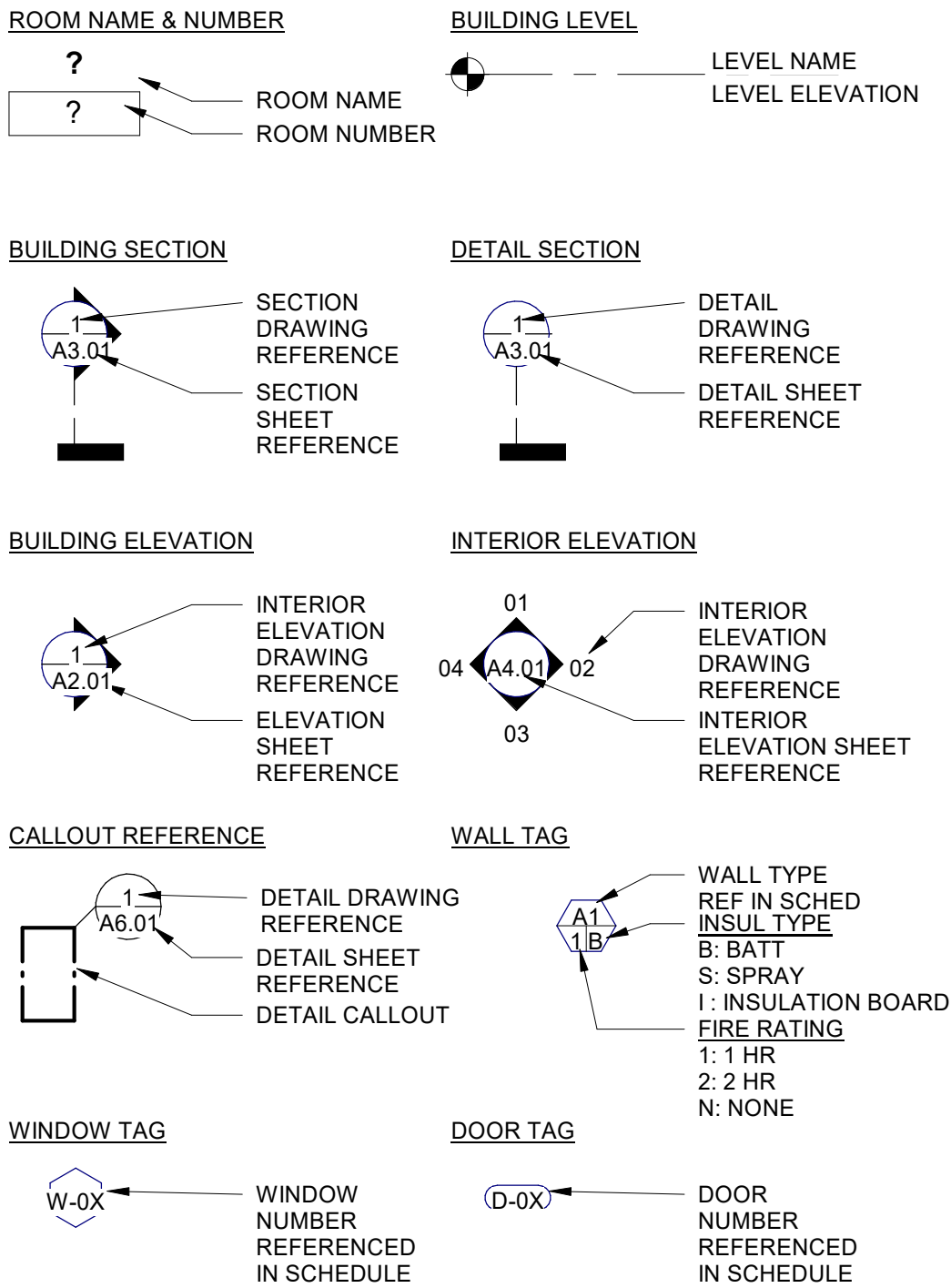
4. The Planning and Development Services Director may approve a one-year extension of any permit or approval granted for a residential or non-residential project under the Zoning Code upon receipt of a written application and fees received fifteen calendar days (November 6, 2025) before the expiration date with the required fee prior to expiration of the permit. (VMC Section 16.602.11 (C.1))
5. No change in the use or structure for which a permit or other approval has been issued is permitted unless the permit is modified as provided for in the Zoning Code. For this chapter, the modification of a permit may include minor modification of a development review approval that is in substantial compliance as determined by the Planning and Development Services Director. (VMC Section 16.602.11 (D))
6. Applications for changes to an approved permit must be filed and processed in compliance with the requirements in VMC Section 16.602.02, Application Forms and Fees, and shall be subject to a fee established by the Master Fee Schedule.
 - a. Minor Modifications. The Planning and Development Services Director may approve minor changes to approved plans that are consistent with the original findings and conditions approved by the hearing body and would not intensify any potentially detrimental effects of the project.
 - b. Major Modifications. A request for changes in conditions of approval of a discretionary permit or a change in an approved site plan or building plan that would affect the findings adopted as a basis for project approval shall be treated as a new application, except that the Planning and Development Services Director may approve changes that she determines to be minor. (VMC Section 16.602.11 (E))
7. A request for major changes to an approved site plan or building plan that will not affect the findings adopted as a basis for project approval but are still considered substantial shall be forwarded to the original review authority for the discretionary permit for review and approval. Any changes to the proposed colors shall require approval by the Planning and Development Services Director. (VMC Section 16.602.11 (F))
8. For new developments, utilities including, but not limited to, all electrical, telephone, cable television, fiber-optic cable, gas, water, sewer, irrigation/recycled water, and similar distribution lines providing direct service to a project shall be installed underground within the site. The Planning and Development Services Director may waive this requirement upon determining that underground installation is infeasible, or the electrical line is otherwise exempt from an undergrounding requirement. (VMC Section 16.501.10)
9. The Applicant shall obtain an inspection from the Planning Division before the final building inspection. All inspections require a minimum of 24-hour notice. Occupancy permits shall not be granted until all construction and landscaping are completed and finalized by the approved plans and required conditions of approval or a bond has been posted to cover all costs of the unfinished work as agreed to by the Planning and Development Services Director.
10. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any

application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

ABBREVIATIONS

A/C	AND	DET	DETAIL	GYP	GYPSUM	OD	OUTSIDE	SMACNA	SHT MTL & A/C
	AT	DF	DOUGLAS FIR	GYF BD	GYPSUM BOARD		DIAMETER		CONTRACTORS'
ABV	PENNY	DIA	DIAMETER	HB	HOSE BIB	OPG /	OPENING		NATIONAL
	ANGLE	DIAG	DIAGONAL	HDR	HEADER	OPNG			ASSOCIATION
AD	AIR CONDITIONER	DIM	DIMENSION	HDW	HARDWARE	OPP	OPPOSITE	SOG	SLAB ON GRADE
	/ CONDITIONING	DIV	DIVISION	HH	HEAD HEIGHT	OVFL	OVERFLOW	SPEC	SPECIFY /
ADJ	ANCHOR BOLT	DN	DOWN	HORIZ	HORIZONTAL	OZ	OUNCE	SQ	SPECIFICATION
	ABOVE	DR	DOOR	HP	HIGH POINT	P	PAINT	SS	SQUARE
ADA	AREA DRAIN	DS	DOWNSPOUT	HR	HOUR	PERF	PERFORATED	ST	STAINLESS STEEL
	AMERICANS WITH	DW	DISHWASHER	HT	HEIGHT	PERIM	PERIMETER	STD	STONE
AFF	DISABILITIES ACT	DWG	DRAWING	HTR	HEATER	PERP	PERPENDICULAR	STL	STANDARD
	ADJACENT	(E)	EXISTING	HVAC	HVAC	PG	PAINT GRADE	STOR	STEEL
AFG	ABOVE FINISHED	E	EAST		HEATING /	PKG	PARKING	STRUC	STORAGE
	FLOOR	EA	EACH	ID	VENTILATION / AIR	PL	PROPERTY LINE /		STRUCTURE /
ALT	ABOVE FINISHED	EJ	EXPANSION JOINT	IN	CONDITIONING	PLAS	PLATE	SUSP	STRUCTURAL
	GRADE	ELEC	ELECTRICAL	INCL	INSIDE DIAMETER	PLYWD	PLASTER	SYM	SUSPENDED
ALUM	ALTERNATE	ELEV	ELEVATION		INCH / INCHES	POC	PLYWOOD	SYS	SYMMETRICAL
	ALUMINUM	EMER	EMERGENCY	INSUL	INCLUDING		POINT OF	T	SYSTEM
ANG	AVERAGE	ENG	ENGINEER		INSULATE /	PR	CONNECTION	T&G	TREAD
	NATURAL GRADE	EQ	EQUAL(LY)	INT	INSULATION	PREFAB	PAIR	TOB	TONGUE AND
ANOD	ANODIZED	EQUIP	EQUIPMENT	JOIST	INTERIOR	PROP	PREFABRICATED	TBD	GROOVE
	APPROXIMATELY	EST	ESTIMATE	JT	JOIST	PSF	PROPERTY		TO BE
ARCH	ARCHITECT(URAL)	EXP	EXPANSION	KIT	JOINT		POUNDS PER	TBS	DETERMINED
	ASPHALT	EXT	EXTERIOR	LAM	KITCHEN	PSI	SQUARE FOOT	TEL	TO BE SELECTED
ASTM	AMERICAN	FA	FIRE ALARM	LAV	LAMINATE(D)		POUNDS PER	TEMP	TEMPORARY /
	SOCIETY FOR	FAST	FASTENER	LB(S)	LAVATORY	PT	SQUARE INCH		TEMPERATURE
AVG	TESTING	FAU	FORCED AIR UNIT	LF	POUND(S)	PTDF	PRESSURE	THK	THICK
	MATERIALS	FBO	FURNISHED BY	LH	LINEAR FOOT		TREATED	THRU	THROUGH
BD	AVERAGE		OWNER	LP	(FEET)		DOUGLAS FIR	TOC	TOP OF
	BOARD			LT	LEFT HAND	QTR			CONCRETE
BET	BETWEEN	FD	FLOOR DRAIN	LP	LOW POINT	QTY	QUARTER	TOP	TOP OF PLATE
	BITUMINOUS	FF	FINISHED FLOOR	LT	LIGHT	R	QUANTITY	TOS	TOP OF SLAB
BLDG	BUILDING	FG	FINISHED GRADE	LVR	LOUVER	RAD	RISER	TOW	TOP OF WALL
	BLKG	FIN	FINISH(ED)	MAINT	MAINTENANCE	RCP	RADIUS	TV	TOP OF SLAB
BOB	BOTTOM OF BEAM	FIXT	FIXTURE	MAS	MASONRY		REFLECTED	TYP	TELEVISION
	BOTTOM	FLG	FLASHING	MAT	MATERIAL	REF	CEILING PLAN	TYP	TYPICAL
CAB	CABINET	FLR	FLOOR	MAX	MAXIMUM	REF	ROOF DRAIN	UL	UNDERWRITER'S
	CATCH BASIN	FLUOR	FLUORESCENT	MECH	MECHANICAL		REFERENCE /		LABORATORY
CB	CUBIC FOOT	FND	FOUNDATION	MEMB	MEMBRANE	REG	REFRIGERATOR	UNFIN	UNFINISHED
	CAST IN PLACE	FOC	FACE OF	MEMB	MEMBRANE	REIN	REGISTER	UNO	UNLESS NOTED
CJ	CONTROL JOINT;	FOF	FACE OF CONCRETE	MFR	MANUFACTURE(R)	REIN	REINFORCE(D)	VERT	OTHERWISE
	CEILING JOIST	FOM	FACE OF FINISH	MIN	MINIMUM	REQD	REQUIRED	VB	VAPOR BARRIER
CL	CENTER LINE	FOP	FACE OF	MISC	MISCELLANEOUS	REV	REVISION	VERT	VERTICAL
	CEILING	FOP	FACE OF	MTL	METAL	RH	REVISION	VGDF	VERTICAL GRAIN
CLG	CAULKING	FOS	FACE OF STUDS	(N)	NEW		RIGHT HAND;		DOUGLAS FIR
	CLOSET	FP	FACE OF PLYWOOD	N	NORTH	RM	ROUND HEAD	VIF	VERIFY IN FIELD
CLR	CLEAR	FT	FACE OF STUDS	NA / N/A	NOT AVAILABLE /	RO	ROOM	VOL	VOLUME
	CONCRETE	FT	FIREPROOF	NIC	APPLICABLE	S	ROUGH OPENING	VTR	VENT THRU ROOF
CMU	MASONRY UNIT	FT	FOOT OR FEET	NOT IN	CONTRACT	R	SOUTH	W	WEST
	COLUMN	FTG	FOOTING	NO / #	NUMBER	SC	SOLID CORE	W/	WITH
CONC	CONCRETE	FURR	FURRING	NOM	NOMINAL	SCHED	SCHEDULE	WID	WASHER & DRYER
	CONSTRUCTION	GA	GAUGE	NRC	NOISE	SD	STORM DRAIN	W/O	WITHOUT
CONST	CONTINUOUS	GALV	GALVANIZE(D)	REDUCTION	COEFFICIENT	SECT	SECTION	WC	WATER CLOSET
	CORRIDOR	GC	GENERAL CONTRACTOR			SF	SQUARE FEET	WD	WOOD
CSK	COUNTERSINK	GL / GLZ	GLASS / GLAZING	NTS	NOT TO SCALE	SHT	SHEET	WH	WATER HEATER
	DOUBLE	GR	GRADE	OA	OVERALL	SHTG	SHEATHING	WI	WROUGHT IRON
DBL	DEMOLISH;	GRND	GROUND	OC	ON CENTER	SHWR	SHOWER	WIN	WINDOW
	DEMOLITION					SIM	SIMILAR	WP	WATERPROOF(IN
DEMO								YD	G)

SYMBOLS



Sheet List		
Sheet Number	Sheet Name	PLANNING REVIEW
A0.00	TITLE SHEET	•
A0.01	CONDITIONS OF APPROVAL	•
A0.02	SITE SURVEY	•
C-1.0	EXISTING SITE PLAN	•
C-2.0	PROPOSED SITE PLAN	•
C-2.1	STANDARD DETAILS	•
C-3.1	(E) GRADE	•
C-3.2	(E) GRADE	•
C-4.0	DRAINAGE AND UTILITY PLAN	•
C-4.1	STANDARD DETAILS	•
C-4.2	RUNOFF DISTRIBUTION	•
C-5.0	STORM WATER POLLUTION PREVENTION PLAN	•
A1.00	SITE PLAN	•
A1.01	LANDSCAPE PLAN	•
A1.02	LANDSCAPE MAWA	•
A1.03	LANDSCAPE - FENCE ELEVATIONS	•
A1.10	FLOOR PLANS	•
A1.20	SECOND FLOOR PLAN	•
A1.30	ROOF PLAN	•
A6.00	ELEVATIONS	•
A8.00	BUILDNG SECTION	•
A8.01	BUILDING SECTION	•
A8.02	BUILDING SECTION	•
A9.00	EXISTING SITE CONDITION PHOTOS	•
A9.01	PROPOSED REDERINGS	•

PROJECT TEAM

ARCHITECTURAL
RAD ARCHITECTS
Attn: Radames Culqui
122 Arcade Dr
Ventura CA, 93003
213-308-5000
rc@rad-arc.com

CIVIL ENGINEER
MONARCH ENGINEERS
Attn:Roberto Cortez
425 Virginia Street Suite B
Vallejo, CA 94590
415.448.6073

INTENT TO COMPLY

- THE PROJECT SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
- 2019 CALIFORNIA BUILDING CODE (CBC)
 - 2019 CALIFORNIA RESIDENTIAL CODE (CBC)
 - 2019 CALIFORNIA MECHANICAL CODE (CMC)
 - 2019 CALIFORNIA PLUMBING CODE (CPC)
 - 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2019 CALIFORNIA STATE FIRE CODE (CFC)
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
 - 2019 CALIFORNIA ENERGY CODE
 - CITY OF VALLEJO ZONING CODE



SCOPE OF WORK

This project consists of a new 3,048 square foot two-story single-family residence with 2 car garage on an undeveloped hillside lot (APN 51163140) of total 6,305 square feet at 100 W. Baxter Vallejo, CA 94590. The first floor of the residence will consist of 2 Bedrooms with a shared bath, a laundry room, Entertainment area (downstairs living room), storage room and garage. The second floor will consist of Kitchen, Living area, storage, Powder room and Master Suite.

PROJECT DATA

PROPERTY OWNER
GART SWARTHOUT
12234 Welch Rd
Wilton CA, 95693
(916) 532-4348

PROJECT ADDRESS
100 W BAXTER
VALLEJO, CA 94590

LOT DISCRIPTION
APN:51163140
TRACT: TR 9498
MAP SHEET: 15-61
LOT: 221

GENERAL PLAN DESIGNATION & ZONING
RLD

LOT SIZE
6,305 SF

ADJACENT LAND USES
RLD

HILL SIDEE
YES

HIGH FIRE
No

FLOOD
NO

SITE CALCULATIONS

PARKING
On-site spaces required = 1
On-site spaces provided = 2 covered

LOT COVERAGE
TOTAL LOT AREA = 6,305 SF
FOOT PRINT OF STRUCTURE = 2,544
2,544 / 6,305 = 40% <50%

FLOOR AREA
ALLOWABLE FLOOR AREA = 6,305 SF * .60 = 3,783 SF
FIRST FLOOR AREA 1,618 SF
SECOND FLOOR AREA 1,430 SF
TOTAL AREA 3,048 SF

TOTAL 3,048 < ALLOWABLE 3,783

SLOPE CALCULATION (SEE SITE PLAN)
LOT 221 -100 W BAXTER
LOT SIZE = 6,305 SF
DISTANCE BETWEEN HIGH AND LOW POINT = 125.28'
DIFFERENCE OF ELEVATION HIGH AND LOW POINT = 142.43' - 111.03' = 31.31'
AVERAGE SLOPE
31.31/125.28 = 25%

PLUMBING FIXUTRES

3 LAVS
3 WATERCLOSETS
3 SHOWER
1 KITCHEN SINK

10 FIXTURES TOTAL

LANDSCAPE

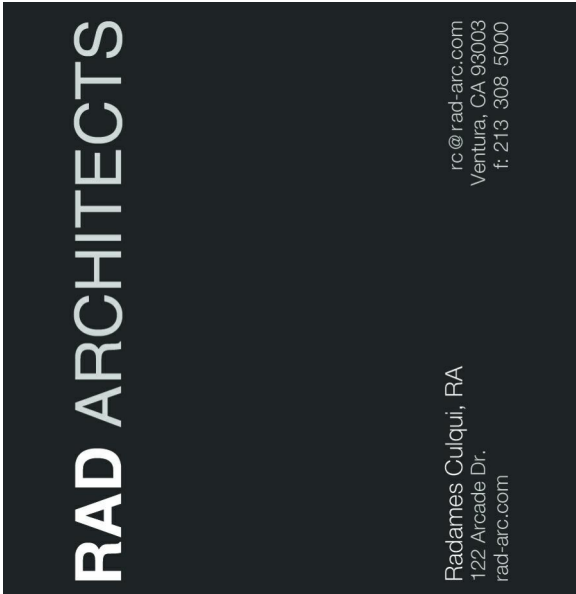
LOT AREA - LOT COVERAGE = LANDSCAPE AREA
6,305 SF - 2,544 SF = 3,761 POTENTIAL LANDSCAPE AREA < 5,000 SF
LANDSCAPE NOT REQUIRED PER 16.504 G.1 AND G.4

FIRE RESISTANCE RATING

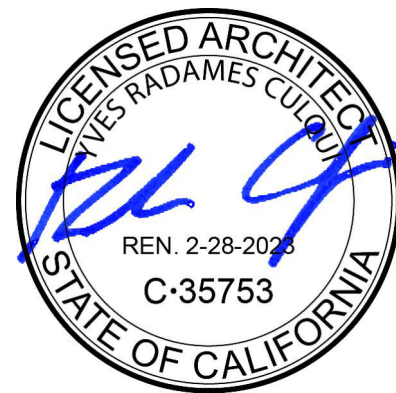
SPRINKLER REQUIRED
1-HOUR SEPARATION REQUIRED BETWEEN R-3 AND U OCCUPANCIES

FIRE CODE REQUIREMENTS

1. ALL BUILDINGS, FACILITIES AND IMPROVEMENTS SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF APPROVED ACCESS ROADWAYS.
2. PRIOR TO FINAL INSPECTION, IN ACCORDANCE WITH THE 2019 CFC, APPROVED ADDRESS NUMBERS SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CLEARLY CONTRAST WITH THEIR BACKGROUND. THE CHARACTERS SHALL BE A MINIMUM OF 4" HIGH WITH A ½" STROKE. THE SIZE OF THE BUILDING AND DISTANCE OR LOCATION OF THE ADDRESS NUMBERS FROM THE ROADWAY MAY NECESSITATE LARGER NUMBERS.
3. ALL ROOF MATERIAL SHALL BE RATED CLASS "C" OR BETTER
4. PROVIDE SMOKE DETECTORS IN ALL SLEEPING ROOMS AND COMMON HALLWAYS. DETECTORS SHALL BE HARDWIRED INTERCONNECTED WITH BATTERY BACKUP. ELECTRICAL CIRCUITS SUPPLYING DETECTORS SHALL BE SEPARATE DEDICATED LINES WITH NO OTHER DEVICES ON THE CIRCUITS.
5. PROVIDE CARBON MONOXIDE DETECTORS OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF ALL BEDROOMS
6. EMERGENCY ESCAPE AND RESCUE OOPENINGS ARE REQUIRED IN EACH BEDROOM IN ACCORDANCE WITH THE 2019 CA BUILDING CODE.
7. AN NFPA 13D AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED FOR ALL NEW RESIDENTIAL STRUCTURES. PLEASE SUBMIT 2 SET OF PLANS AND CALCULATIONS TO THE FIRE PREVENTION OFFICE AND OBTAIN A PERMIT PRIOR TO INSTALLATION. ADEQUATE PRESSUREE AND GPM VERIFICTION IS REQUIRED PRIOR TO RESIDENTIAL CONSTRUCTION.
8. PROVIDE 1-HOUR FIRE RATING FOR OCCUPANCY SEPARATION FOR R-3 AND U-OCCUPANCY.
9. A FINAL INSPECTION FROM THE FIRE PREVENTION DIVISION IS REQUIRED.



No.	Description	Date
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KEY PLAN

100 BAXTER
VALLEJO CA 94590

PROJECT NAME

BAXTER

SHEET NAME

TITLE SHEET

Project Status	Issue Date
SHEET NUMBER	

A0.00

- 8) Provide 1-hour fire rating for occupancy separation for R-3 and U-occupancy.
- 9) A final inspection from the Fire Prevention Division is required.

Requests for field inspection shall be made a minimum of 24 hours in advance by calling the Fire Prevention Division at (707) 648-4565, Monday through Friday 9:00AM to 3:00PM. If you have any questions regarding these requirements, please feel free to contact this office at (707) 648-4565.

We strive to provide excellent customer service to your complete satisfaction.


Moises Zarate and Vince Sproete
Fire Prevention Division
Vallejo Fire Department



Water Department · 202 Fleming Hill Road · Vallejo · CA · 94589 · 707.648.4307

- 5. WATER EASEMENTS (VSSD Section 4.1).** Easements shall be granted for all water system improvements installed outside the public right-of-way in the City's Standard Form for Grant of Water Line Easement with the following widths:
- 15 ft. wide (minimum) for water mains.
 - 10 ft. wide (minimum) for fire hydrants, water meters, backflow preventers, double detector check valves, etc.
 - Other facilities will be reviewed by the Water Department.
- 6. WATER METERS (VMC 11.04.110 and 11.16.090).** Each parcel shall be metered separately and shall have a separate fire sprinkler service connection.
- 7. WATER SERVICE BONDS AND FEES (VMC Sections 11.16, 11.18, 11.20 and 11.24).** Water service shall be provided by the City of Vallejo following completion of the required water system improvements and payment of applicable fees. Performance and payment bonds shall be provided to the City of Vallejo prior to construction of water system improvements. Fees include those fees specified in the Vallejo Municipal Code including connection and elevated storage fees, etc., and fees for tapping, tie-ins, inspections, disinfection, construction water, and other services provided by the City with respect to the water system improvements. The Water Department may be contacted for a description of applicable fees. These fees have to be paid prior to issuance of the building permit.
- B. CONDITIONS OF APPROVAL**
- Apply and pay for Fire Flow Test with the Water Department in order to determine operation of sprinkler system and final service size.
 - Provide water meter and service sizing calculations per most recent California Plumbing Code, include a water fixture count table.
 - As of January 1, 2018, all units in multi-family, commercial, or combination thereof, buildings shall be individually metered (if existing plumbing allows or is re-configured) by the City, additional meters at the owner/applicant's expense; or, master metered by the City, and sub-metered by the property owner, with approved/certified meters. Per California Senate Bill 7 (SB7).
- C. WATER SYSTEM INSTALLATION.** Prior to occupancy or final building inspection, install water system improvements as required. Backflow device/s where required shall be installed in areas hidden from public view and/or shall be mitigated by landscaping.
- ESTIMATE OF FEES: Until Building Plans, Water Meter Data Card and Fire Flow Test results are submitted.



VALLEJO FIRE DEPARTMENT
APPROVED WITH CONDITIONS
BY: M. Z.
DATE: 7-20-2022



Fire Prevention Division · 970 Nimitz Ave., Second Floor · Vallejo · CA · 94592 · 707.648.4565

Fire Prevention Plan Review

July 20, 2022

Permit Number: DVR22-0025
Site Address: 100 West Baxter Street
Planning Manager: Cesar Orozco **Email:** Cesar.Orozco@cityofvallejo.net
Project Description: New Construction of a Two-Story Single Family Dwelling with Attached Garage; R-3 and U-Occupancy- 3,048 sq. ft.
Fee: \$390

The project plans have been reviewed with the information supplied. Subsequent plan submittals for review may be subject to additional requirements. Field inspections that discover fire/life safety issues may require additional revisions or alterations. Permits expire 1 year from issuance.

Fire Code Requirements

- All buildings, facilities, and improvements shall be accessible to fire department apparatus by way of approved access roadways.
- Prior to Final Inspection, in accordance with the 2019 CFC, approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.
- All roof material shall be rated class "C" or better.
- Provide smoke detectors in all sleeping rooms and common hallways. Detectors shall be hardwired, interconnected with battery backup. Electrical circuits supplying detectors shall be separate dedicated lines with no other devices on the circuits.
- Provide carbon monoxide detectors outside each sleeping area in the immediate vicinity of all bedrooms.
- Emergency escape and rescue openings are required in each bedroom in accordance with the 2019 CA Building Code.
- An NFPA 13D automatic fire sprinkler system is required for all new residential structures, please submit 2 sets of plans and calculations to the Fire Prevention Office and obtain a permit prior to installation. Adequate pressure and GPM verification is required prior to residential construction.

FILE COPY



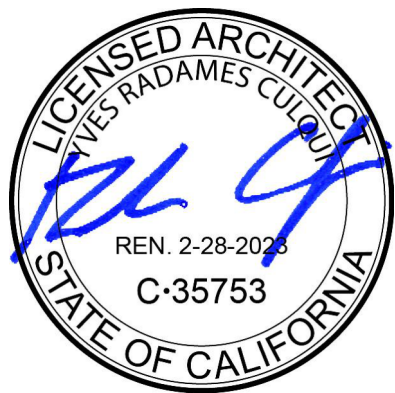
Water Department · 202 Fleming Hill Road · Vallejo · CA · 94589 · 707.648.4307

- ATTACHMENT 1

Standard Conditions of Approval – Water Department

- A. CODE REQUIREMENTS.** All code requirements as stated in Title 11 of the Vallejo Municipal Code (VMC) and Vallejo Standard Specifications and Standard Drawings adopted in 2011 (VSSSD) that apply to this project shall be conformed to. The project is being made aware of codes that require extra attention by the following items.
- WATER SYSTEM PLANS (VSSSD Section 4.1).** All water system improvements shall be consistent with the latest Vallejo Water System Master Plan, prepared by Kennedy/Jenks Engineers. Prior to Improvement plan approval and building permit issuance, water system improvement plans shall be submitted to the **Water Department** for review and approval, and shall contain at least:
 - Location and size of fire sprinkler service connection(s).
 - Location and size of existing and proposed domestic service connection(s).
 - Location and size of irrigation service connection(s), if any.
 - Location of fire hydrants.
 - Location of structures with respect to existing public water system improvements, such as mains, meters, etc.
 - Location and size of any new water mains.
 - Location and size of backflow prevention devices (required on water service connections to irrigation systems, certain commercial water users, and to commercial fire sprinkler systems, per City Ordinance 922 N.C. (2d).
 - FIRE FLOW REQUIREMENTS (VSSSD Section 4.1).** Fire flow requirements of the Fire department shall be complied with. Fire flow at no less than 25 psig residual pressure shall be available within 1,000 feet of any structure. One half of the fire flow shall be available within 300 feet of any structure.
 - For single family residential units, the fire flow is 1,500 gpm.
 - For other developments, see the Vallejo Water System Master Plan, 2015, prepared by Kennedy Jenks.
 - HYDRAULIC CALCULATIONS (VSSSD Section 4.1).** Prior to Improvement Plan and building permit issuance, hydraulic calculations shall be submitted to the **Water Director** demonstrating that the fire flow requirements are complied with.
 - FIRE PROTECTION SYSTEMS (VSSSD Section 4.1).** Fire hydrant placement and fire sprinkler system installation, if any, shall meet the requirements of the Fire Department. For combined water and fire services, the requirements of both the Fire Department and the Vallejo Water System Master Plan, with latest revisions, shall be satisfied.

No. Description Date



KEY PLAN

100 BAXTER
VALLEJO CA 94590

PROJECT NAME

BAXTER

SHEET NAME

CONDITIONS OF
APPROVAL

Project Status Issue Date
SHEET NUMBER

A0.01

No. Description Date



KEY PLAN

100 BAXTER
VALLEJO CA 94590

PROJECT NAME

BAXTER

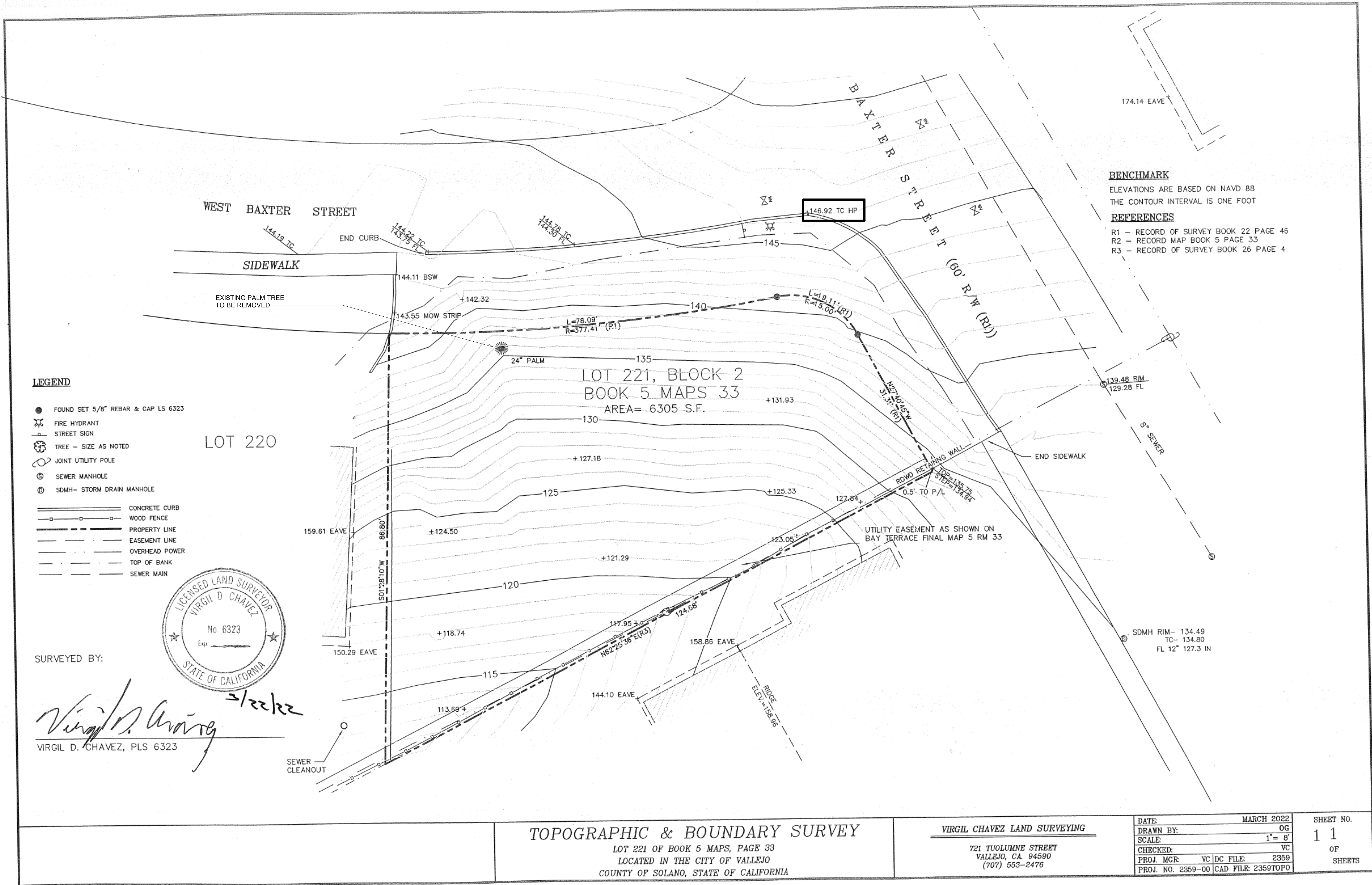
SHEET NAME

SITE SURVEY

Project Status Issue Date
SHEET NUMBER

A0.02

9/29/2022 2:55:29 PM



CITY GENERAL NOTES FOR IMPROVEMENTS

1. NO WORK SHALL BEGIN UNLESS THESE PLANS HAVE BEEN REVIEWED AND SIGNED BY THE CITY ENGINEER AND THE REQUIRED SETS OF PLANS HAVE BEEN PROVIDED TO THE CITY.
2. A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE SITE 48 (FORTY-EIGHT) HOURS PRIOR TO THE START OF WORK WITH THE FOLLOWING PEOPLE PRESENT: OWNER, CONTRACTORS, ENGINEERS, CITY INSPECTOR, OR THEIR REPRESENTATIVES. MINUTES OF THAT MEETING SHALL BE FURNISHED TO THE CITY INSPECTOR FOR REVIEW.
3. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CURRENT STANDARDS OF THE CITY OF VALLEJO AND THE VALLEJO SANITATION AND FLOOD CONTROL DISTRICT.
4. ALL WORK SHALL BE DONE BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M. MONDAY THROUGH FRIDAY, AND SATURDAY FROM 9:00 A.M. TO 6:00 P.M. AND NO CONSTRUCTION ACTIVITY WILL BE ALLOWED ON SUNDAY OR FEDERAL HOLIDAYS.
5. THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE PUBLIC WORKS DEPARTMENT FOR ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY OR STREETS.
6. WHERE AN EXCAVATION FOR A TRENCH AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL CONFORM TO OSHA REQUIREMENTS AND SHALL PROVIDE A COPY OF THE APPROVED OSHA PERMIT AND SHORING DETAILS AND CALCULATIONS PREPARED BY A STRUCTURAL ENGINEER TO THE CITY ENGINEER.
7. A NOTICE OF INTENT, (NOI) WILL BE FILED AND APPROVED BY THE STATE WATER RESOURCES CONTROL BOARD BEFORE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES THAT WILL RESULT IN DISTURBANCE OF ONE (1) ACRE, OR GREATER, OF TOTAL LAND AREA.
8. TRAFFIC CONTROL MAINTENANCE AND OPERATION SHALL COMPLY WITH THE FOLLOWING STATE STANDARD SPECIFICATIONS: SECTION 7-1.09 "PUBLIC SAFETY", 7-1.08 "PUBLIC CONVENIENCE", AND SECTION 12 "CONSTRUCTION AREA TRAFFIC CONTROL DEVICES."
9. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
10. ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY AND INCLUDE FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE LOCAL AGENCIES. THE OWNER SHALL PAY THE COST OF ALL SAID FEES, BONDS, PERMITS, ETC.
11. IT IS THE RESPONSIBILITY OF THE DEVELOPER / CONTRACTOR TO INFORM THE CITY ENGINEER IF THE CIVIL ENGINEERING FIRM OR SOILS ENGINEERING FIRM HAS BEEN CHANGED AFTER APPROVAL OF THE SUBDIVISION PROJECT, AND THE NEW RESPONSIBLE CIVIL AND / OR SOILS ENGINEERING FIRM SHALL SUBMIT IN WRITING THAT HE HAS REVIEWED ALL PRIOR REPORTS AND / OR PLANS AND STATE HIS POSITION ON THE FINDINGS, CONCLUSIONS, RECOMMENDATIONS, AND COMPLIANCE OF THE WORK PERFORMED.
12. DUST CONTROL AND NOISE CONTROL:

AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTOR ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF ANY AIRBORNE NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST FROM HIS OWN ACTIVITIES OR HIS SUBCONTRACTORS ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT AND SHALL BE RESPONSIBLE FOR ANY CITATIONS, FINES OR CHARGES RESULTING FROM DUST NUISANCE.

IN ADDITION, THE NOISE LEVEL OF THE CONTRACTOR'S OPERATING SHALL BE KEPT TO A MINIMUM AS PER CITY OF VALLEJO SPECIFICATIONS.

13. CONTRACTOR SHALL PROVIDE AN ELEVATED (KLEIN) TANK WITH A MINIMUM 60 SECOND CLOSING CYCLE AUTOMATIC SHUT-OFF VALVE FOR TEMPORARY WATER SERVICE FROM HYDRANTS. WATER SHALL BE SUPPLIED THROUGH A TEMPORARY METER AT A CITY DESIGNATED HYDRANT UPON SUBMITTAL OF APPLICATION AND PAYMENT OF FEES.

14. ELEVATIONS ARE BASED ON THE NAVD 88 DATUM. PROVIDE CONVERSION FACTOR BETWEEN CITY OF VALLEJO DATUM AND NAVD 88.
15. ALL RETAINING WALLS SHALL BE BUILT AS PART OF GRADING WITHIN PRIVATE PROPERTY. WALLS WITHIN CITY RIGHT-OF-WAY AND DEDICATED EASEMENTS SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT. NO VERTICAL EXCAVATIONS SHALL BE PERMITTED UNLESS THE CONTRACTOR HAS AN APPROVED PLAN.
16. ALL RETAINING WALLS BUILT WITHIN PRIVATE PROPERTY AFTER GRADING IS COMPLETED SHALL BE INSPECTED BY THE BUILDING DIVISION. NO VERTICAL EXCAVATIONS SHALL BE PERMITTED UNLESS THE CONTRACTOR HAS AN APPROVED BUILDING PERMIT FOR RETAINING WALLS.
17. RETAINING WALLS, NO MATTER WHAT THE HEIGHT, SHALL PROVIDE THE REQUIRED CLEARANCE FOR UTILITY BOXES, STREET LIGHTS AND FIRE HYDRANTS WHICH ARE WITHIN STREET RIGHT-OF-WAYS OR PUBLIC UTILITY EASEMENTS, AND SHALL BE CONSTRUCTED WITH POURED-IN-PLACE CONCRETE OR MASONRY BLOCK.
18. ALL ABANDONED UNDERGROUND PIPELINES EXPOSED SHALL BE REMOVED OR ADEQUATELY PLUGGED.

19. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL AGENCY ENGINEER AT THE CONTRACTORS SOLE EXPENSE.
20. ALL MATERIALS TO BE SALVAGED SHALL BE DELIVERED TO THE CITY CORPORATION YARD AT 111 AMADOR STREET.
21. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
22. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S AND CITY'S REPRESENTATIVES ON THE LOCATIONS AND INSTALLATIONS OF THE LANSCAPE IRRIGATION SLEEVES AND CONDUITS PRIOR TO PAVING.
23. MONUMENT, MANHOLE, WATER VALVE, AND CLEAN-OUT FRAMES AND COVERS SHALL BE BROUGHT TO FINISHED GRADE BY THE CONTACTOR AFTER PAVING IS COMPLETED.

GRADING QUANTITIES

CUT	13	CY
FILL	444	CY
IMPORT	431	CY
EXPORT	-	CY

CITY GENERAL NOTES FOR GRADING

1. NO GRADING SHALL BEGIN UNLESS THESE PLANS HAVE BEEN REVIEWED AND SIGNED BY THE CITY ENGINEER AND THE REQUIRED SETS OF PLANS HAVE BEEN PROVIDED TO THE CITY.
2. A PRE-GRADING MEETING SHALL BE HELD AT THE SITE FORTY-EIGHT (48) HOURS PRIOR TO THE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTORS, ENGINEERS, SOILS ENGINEER, CITY INSPECTOR, OR THEIR REPRESENTATIVES. MINUTES OF THAT MEETING SHALL BE FURNISHED TO THE CITY INSPECTOR FOR REVIEW.
3. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CURRENT STANDARDS OF THE CITY OF VALLEJO AND THE VALLEJO SANITATION AND FLOOD CONTROL DISTRICT.
4. HOURS OF GRADING OPERATION SHALL BE ALLOWED FROM 7:00 A.M. TO 6:00 P.M. DAILY WITH THE EXCEPTION OF NO WORK ON SUNDAY. NO WORK OF ANY KIND, INCLUDING MOVEMENT OF EQUIPMENT ON OR OFF THE SITE OR WARMING UP OF EQUIPMENT IS PERMITTED OUTSIDE THESE HOURS OF OPERATION.
5. A NOTICE OF INTENT, (NOI) WILL BE FILED AND APPROVED BY THE STATE WATER RESOURCES CONTROL BOARD BEFORE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES THAT WILL RESULT IN DISTURBANCE OF ONE (1) ACRE, OR GREATER, OF TOTAL LAND AREA.
6. IT IS THE RESPONSIBILITY OF THE DEVELOPER / CONTRACTOR TO INFORM THE CITY ENGINEER IF THE CIVIL ENGINEERING FIRM OR SOILS ENGINEERING FIRM HAS BEEN CHANGED AFTER APPROVAL OF THE SUBDIVISION PROJECT, AND THE NEW RESPONSIBLE CIVIL AND / OR SOILS ENGINEERING FIRM SHALL SUBMIT IN WRITING THAT HE HAS REVIEWED ALL PRIOR REPORTS AND / OR PLANS AND STATE HIS POSITION ON THE FINDINGS, CONCLUSIONS, RECOMMENDATIONS, AND COMPLIANCE OF THE WORK PERFORMED.
7. EROSION CONTROL MEASURES SHALL BE EMPLOYED DURING THE RAINY SEASON AS REQUIRED BY THE CITY ENGINEER.
8. PRIOR TO COMMENCING ANY GRADING ON THE SITE, THE EXTERIOR BOUNDARIES SHALL BE MARKED. BOUNDARY MARKERS SHALL BE MAINTAINED THROUGHOUT THE GRADING OPERATION.
9. PROTECTIVE FENCING AND/OR BARRIERS SHALL BE PROVIDED WHEN NECESSARY TO PROTECT ADJACENT PROPERTIES DURING GRADING OPERATION.
10. DUST CONTROL AND NOISE CONTROL:

AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTOR ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF ANY AIRBORNE NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST FROM HIS OWN ACTIVITIES OR HIS SUBCONTRACTORS ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT AND SHALL BE RESPONSIBLE FOR ANY CITATIONS, FINES OR CHARGES RESULTING FROM DUST NUISANCE.

IN ADDITION, THE NOISE LEVEL OF THE CONTRACTOR'S OPERATING SHALL BE KEPT TO A MINIMUM AS PER CITY OF VALLEJO SPECIFICATIONS.

11. CONTRACTOR SHALL PROVIDE AN ELEVATED (KLEIN) TANK WITH A MINIMUM 60 SECOND CLOSING CYCLE AUTOMATIC SHUT OFF VALVE FOR TEMPORARY WATER SERVICE FROM HYDRANTS. WATER SHALL BE SUPPLIED THROUGH A TEMPORARY METER AT A CITY DESIGNATED HYDRANT UPON SUBMITTAL OF APPLICATION AND PAYMENT OF FEES.
12. ALL EXPLORATORY TRENCHES AND PITS SHALL BE EXCAVATED AND RECOMPACTED UNDER THE DIRECTION AND SUPERVISION OF THE SOILS ENGINEER. ALL EXPLORATORY TRENCH AND PIT LOCATIONS SHALL BE SHOWN ON THE "AS GRADED" PLANS AND SHALL BE ADDRESSED IN THE FINAL GRADING REPORT.
13. ALL GRADING SITE PREPARATION AND PLACING AND COMPACTING OF FILL SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE SOILS ENGINEER. SUBSEQUENT TO COMPLETION OF WORK, THE SOILS ENGINEER SHALL SUBMIT TO THE CITY OF VALLEJO PUBLIC WORKS DEPARTMENT, A FINAL REPORT STATING THAT ALL WORK HAS BEEN DONE TO HIS SATISFACTION AND THAT RECOMMENDATIONS OF THE INVESTIGATIVE SOILS REPORT WERE ADHERED TO.
14. THE SOIL ENGINEER'S AREA OF RESPONSIBILITY SHALL INCLUDE, BUT NEED NOT BE LIMITED TO, THE PROFESSIONAL OBSERVATION AND APPROVAL CONCERNING THE PREPARATION OF GROUND TO RECEIVE FILLS, TESTING FOR REQUIRED COMPACTION, STABILITY OF ALL FINISH SLOPES, DESIGN OF BUTTRSS FILLS, SUBDRAIN INSTALLATION AND INCORPORATION OF DATA SUPPLIED BY THE ENGINEERING GEOLOGIST.
15. ALL ABANDONED UNDERGROUND PIPELINES EXPOSED DURING GRADING SHALL BE REMOVED OR ADEQUATELY PLUGGED.
16. ALL SUBDRAIN OUTLETS SHALL TERMINATE AT AN APPROVED DRAINAGE FACILITY. DETAILS OF THAT OUTLET FACILITY(IES) (S/A/E) SHOWN ON THESE PLANS.
17. ALL SUBDRAIN ACCESS RISERS (IF USED AS DIRECTED BY THE SOILS ENGINEER) SHALL BE INSTALLED IN CITY APPROVED LOCATIONS ONLY. LOCATIONS AND DETAILS OF THOSE RISERS ARE SHOWN ON THESE PLANS.
18. ELEVATIONS ARE BASED ON THE NAVD 88 DATUM. PROVIDE CONVERSION FACTOR BETWEEN CITY OF VALLEJO DATUM AND NAVD 88.
19. ALL CUT AND FILL SLOPES SHALL BE 2:1, UNLESS SHOWN OTHERWISE.
20. ROUND CUT SLOPES TO BLEND IN WITH THE NATURAL GROUND CONTOUR.
21. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE SOILS ENGINEER TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS, THE SOILS ENGINEER SHALL RECOMMEND TREATMENT TO THE SUBDIVISION PROJECT ENGINEER AND THE CITY OF VALLEJO PUBLIC WORKS DEPARTMENT FOR APPROVAL.
22. PROVIDE THE CITY WITH ALL PROGRESS SOILS REPORTS AND REPORTS ON SLIDE OR CREEP REPAIRS AS SOON AS THEY ARE PREPARED.
23. ALL RETAINING WALLS SHALL BE BUILT AS PART OF GRADING WITHIN PRIVATE PROPERTY. WALLS WITHIN CITY RIGHT-OF-WAY AND DEDICATED EASEMENTS SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT. NO VERTICAL EXCAVATIONS SHALL BE PERMITTED UNLESS THE CONTRACTOR HAS AN APPROVED PLAN.
24. ALL RETAINING WALLS BUILT WITHIN PRIVATE PROPERTY AFTER GRADING IS COMPLETED SHALL BE INSPECTED BY THE BUILDING DIVISION. NO VERTICAL EXCAVATIONS SHALL BE PERMITTED UNLESS THE CONTRACTOR HAS AN APPROVED BUILDING PERMIT FOR RETAINING WALLS.
25. RETAINING WALLS, NO MATTER WHAT THE HEIGHT, SHALL PROVIDE THE REQUIRED CLEARANCE FOR UTILITY BOXES, STREET LIGHTS AND FIRE HYDRANTS WHICH ARE WITHIN STREET RIGHT-OF-WAYS OR PUBLIC UTILITY EASEMENTS, AND SHALL BE CONSTRUCTED WITH POURED-IN-PLACE CONCRETE OR MASONRY BLOCK.
26. ALL LOTS SHALL DRAIN TO THE PUBLIC STREETS UNLESS OTHERWISE APPROVED AND SHALL BE AT A MINIMUM GRADIENT OF ONE AND ONE-HALF PERCENT.

27. FINISH GRADING OF LOTS - TOP SOIL PLACED ON LOTS DURING FINISH GRADING SHALL BE THOROUGHLY COMPACTED. PONDING OF WATER ON THE LOTS RESULTING FROM SETTLEMENT OF TOP SOIL FILL SHALL BE CORRECTED AS DIRECTED BY THE CITY. BERMS BETWEEN LOTS AND AT THE BACK OF LOTS SHALL BE NO MORE THAN 6" HIGH, ROUNDED AT THE TOP AND COMPACTED. FINISH GRADED LOTS SHALL BE FREE OF ALL DIRT CLOUDS, ROCKS, DEBRIS AND PILES OF LOOSE MATERIAL. (THIS MAY REQUIRE HAND RAKING); THERE SHALL BE NOTHING LEFT ON LOT OVER 1" IN DIAMETER.

DEFINED DRAINAGE SWALES SHALL BE MADE FOR PROPER LOT DRAINAGE. BERMS SHALL NOT BE USED FOR THE PURPOSE OF DIRECTING THE FLOW OF RUNOFF WATER, BUT RATHER DRAINAGE SWALES SHALL BE PROVIDED FOR THIS PURPOSE AS CALLED FOR IN THE SPECIAL AND TYPICAL LOT GRADING DETAILS SHOWN ON THE GRADING PLANS.

28. EACH LOT SHALL BE PROVIDED WITH 6 INCHES OF FERTILE FRIABLE SOIL OF LOAMY CHARACTER. TOPSOIL MAY BE OBTAINED FROM WITHIN PROJECT OR OBTAINED FROM SOURCES OUTSIDE THE PROJECT AREA AND PLACED AT THE REAR OF THE LOT. IT SHALL BE OBTAINED FROM WELL DRAINED ARABLE LAND AND SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN ONE INCH IN SIZE, COARSE SAND, NOXIOUS SEEDS, STICKS, BRUSH, LITTER, TOXIC SUBSTANCES AND OTHER DELETERIOUS SUBSTANCES. TOPSOIL SHALL BE CAPABLE OF SUSTAINING HEALTHY PLANT LIFE AND CERTIFIED AS SUCH BY A SOILS ENGINEER.
29. CERTIFICATION LETTERS SHALL BE PROVIDED TO THE CITY OF VALLEJO CONFIRMING THAT ALL LOTS OR BUILDING PADS AND STREET SUBGRADE HAVE BEEN PROPERLY GRADED, COMPACTED AND THAT ALL TOPS AND TOSSES OF SLOPES ARE CORRECT IN ACCORDANCE WITH THE APPROVED GRADING PLANS. CERTIFICATIONS SHALL BE MADE BY THE SOILS AND SUBDIVISION PROJECT ENGINEER. "AS GRADED" PLANS SHALL BE FURNISHED TO THE CITY OF VALLEJO (ONE SET OF 3 MIL THICK MYLARS AND TWO SETS OF BLUE LINES) SHOWING ANY AND ALL CHANGES THAT MAY HAVE BEEN MADE AND THE EXACT LOCATION OF ALL SUBDRAINS THAT MAY HAVE BEEN INSTALLED.
30. SLOPE PLANTING SHALL BE SPECIFIED BY THE SOILS ENGINEER OR THE LANDSCAPE ARCHITECT AND IS NOT PART OF THE GRADING PROJECT.
31. A 24" T-BAR MONUMENT AND RCE TAG OR REBAR AND CAP SHALL BE SET AT ALL REAR LOT CORNERS AND AT ALL LANDSCAPE MAINTENANCE EASEMENT CORNERS AND AT ALL HORIZONTAL ANGLE POINTS. HUBS SHALL BE SET AT VERTICAL ANGLE POINTS WHERE THE SLOPE EXCEEDS 10 VERTICAL FEET. FRONT LOT CORNERS SHALL BE MARKED ON THE TOP OF THE CONCRETE CURB WITH A CROSS CHISELED INTO THE CONCRETE ON PROLONGATION OF LOT LINE.

CITY GENERAL NOTES FOR EROSION CONTROL

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.
3. AS DETAILED ON PLANS, EARTH BERMS SHALL BE CONSTRUCTED AND MAINTAINED ALONG THE TOP OF THE SLOPE OF THESE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREET AREAS AT THE INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS SHALL BE CONSTRUCTED OF SANDBAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE INSPECTOR, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES SHALL NOT BE USED AS VELOCITY CHECK DAMS.

GRADE OF GROUND SURFACE OR STREET	INTERVAL
LESS THAN 2%	AS REQUIRED BY THE INSPECTOR
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET
5. PROVIDE VELOCITY CHECK DAMS OF ROCKBAGS OR FIBER ROLLS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	100 FEET
OVER 6%	25 FEET
6. AFTER SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDING SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS-FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTER LINE OF A CROWNED STREET.
7. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY EXCEEDS 40% AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30).
8. ALL BASINS AND CHECK DAMS SHALL HAVE BEEN PUMPED DRY, AND ALL DEBRIS AND SILT REMOVED WITHIN 24 HOURS AFTER EACH STORM.
9. ALL STORM DRAINS SHALL BE INSTALLED PRIOR TO OCTOBER 1 OF EACH YEAR.
10. ALL CONCRETE LINED DITCHES SHALL BE INSTALLED PRIOR TO OCTOBER 1 OF EACH YEAR.
11. HYDROSEED ALL FILL AND CUT SLOPES AS APPROVED BY CITY GUIDELINES AND/OR ORDINANCES WITH A VERTICAL HEIGHT OF 5' OR MORE.
12. ROCKBAGS SHALL BE STOCKPILED ADJACENT TO EACH POINT TO USE AS SHOWN ON THE EROSION CONTROL PLAN, READY TO BE PLACED IN POSITION WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
13. ROCKBAGS REFERRED TO IN THE PRECEDING ITEM MUST BE FULL, APPROVED ROCKBAG MATERIALS ARE ROCK, DECOMPOSED GRANITE, AND/OR GRAVEL OR OTHER MATERIALS APPROVED BY INSPECTOR.
14. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON OCTOBER 1 TO APRIL 30.
15. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLANS TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE DIRECTOR OF PUBLIC WORKS.
16. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
17. AS STORM DRAIN IMPROVEMENTS ARE CONSTRUCTED, ALL STRUCTURES AND INLET PIPES SHALL BE PROTECTED FROM INFLOW OF SILT BY FIBER ROLL BARRIERS PER DETAILS.
18. CONTRACTOR SHALL HAVE TOOLS, EQUIPMENT, AND MATERIALS TO PROVIDE EROSION CONTROL MEASURES MADE NECESSARY BY A CONSTRUCTION OPERATION ON THE JOB SITE BEFORE BEGINNING THAT OPERATION.
19. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC.
20. INSTALL ALL SEDIMENTATION BASINS IN ACCORDANCE WITH THE APPROVED EROSION PLANS PRIOR TO OCTOBER 1 OF ANY YEAR.

SOILS ENGINEER NOTE:

KC ENGINEERING CO. has reviewed the geotechnical aspects of this site grading plan and it is our opinion that this plan is in general conformance with the recommendations presented in the project geotechnical-investigation report entitled: "

By: DAVID CYMANSKI, GE Date: 02/11/22

G.E. No.: GE2585 Expiration Date: 6/30/22

Company: KC ENGINEERING CO.

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C-0.0	GENERAL NOTES
SP-1.0	SURVEYOR PLAN
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C-2.0	PROPOSED SITE PLAN
C-2.1	CITY STANDARD DETAILS
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C-3.1	SECTIONS
C-3.2	SECTIONS
C-4.0	UTILITY DRAINAGE PLANS
C-4.1	STANDARD DETAILS
C-4.2	RUNOFF AREA ILLUSTRATION
C-5.0	STORM WATER POLLUTION PREVENTION PLAN
C-5.1	STANDARD DETAILS

GENERAL NOTES

SURVEYOR PLAN

(E) SITE PLAN

(E) GRADES

PROPOSED SITE PLAN

CITY STANDARD DETAILS

GRADING PLAN

SECTIONS

SECTIONS

UTILITY DRAINAGE PLANS

STANDARD DETAILS

RUNOFF AREA ILLUSTRATION

STORM WATER POLLUTION PREVENTION PLAN

STANDARD DETAILS

RECORD DRAWING

THESE DRAWINGS HAVE BEEN REVIEWED:

By: _____

Name: _____ PRINT _____ City Inspector

Title: _____

Date: _____

RECORD DRAWING FOR GRADING

A POST-GRADING REVIEW OF THE GRADING PLANS INDICATES GENERAL CONFORMANCE WITH THE INTENT OF THE RECOMMENDATIONS IN THE < TITLE OF REPORT, DATE, & SOILS ENGINEERING CO. >

By: _____ Date: _____

G.E. No.: _____ Expiration Date: _____

Company: _____

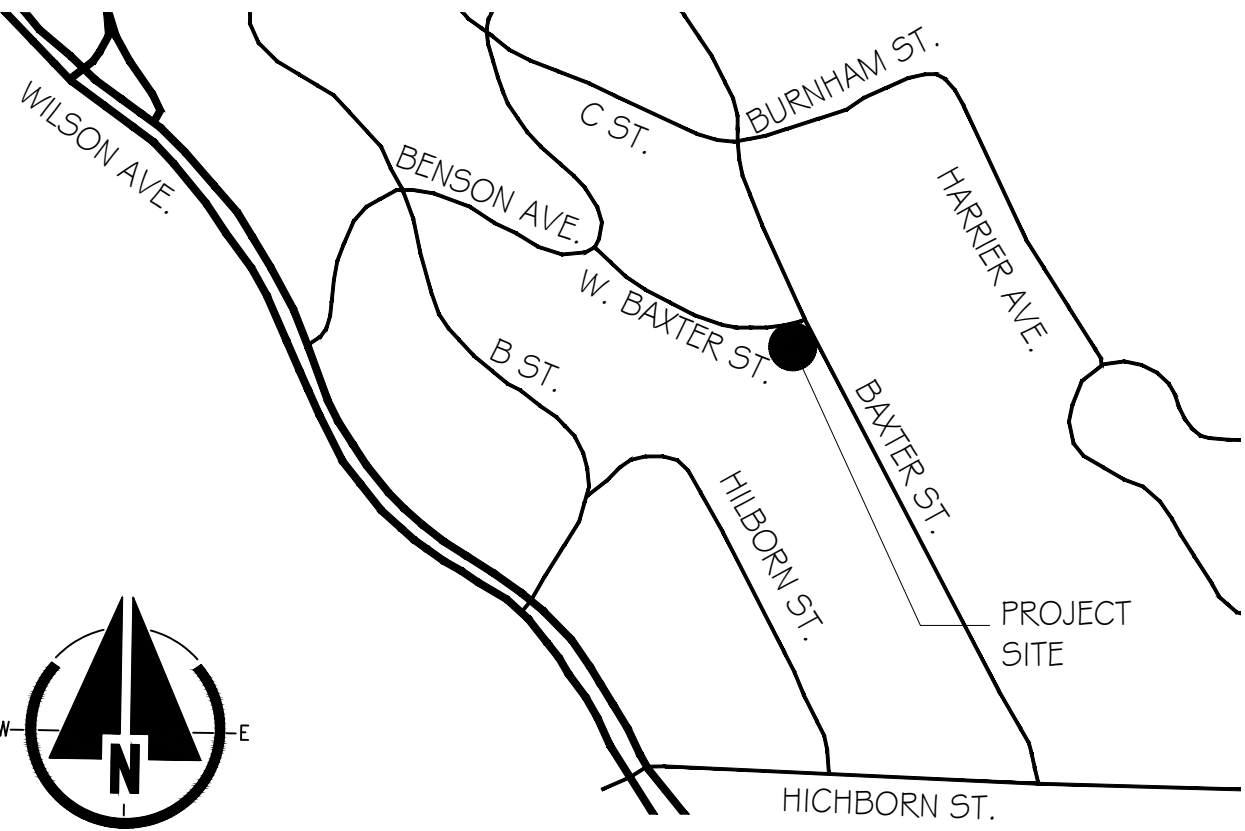
RECORD DRAWING

THESE DRAWINGS HAVE BEEN UPDATED TO REFLECT CHANGES TO THE PROJECT OBSERVED BY OR REPORTED TO THE ENGINEER, AND CANNOT BE ALL INCLUSIVE OR APPLICABLE TO ITEMS BEYOND THE ENGINEER'S FUNCTION.

By: _____ Date: _____

R.C.E. No.: _____ Expiration Date: _____

Company: _____



VICINITY MAP

GRADING PREPARED UNDER THE DIRECTION OF:

By: ROBERTO CORTEZ, PE, CAsp Date: 05/31/22

R.C.E. No.: C57914 Expiration Date: 6/30/24

Company: MONARCH ENGINEERS

IMPROVEMENTS PREPARED UNDER THE DIRECTION OF:

By: ROBERTO CORTEZ, PE, CAsp Date: 05/31/22

R.C.E. No.: C57914 Expiration Date: 6/30/24

Company: MONARCH ENGINEERS

VALLEJO FLOOD AND WASTEWATER DISTRICT

THIS PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH VFWD STANDARDS AND IS ACCEPTED FOR CONSTRUCTION AS INDICATED.

BY _____ DATE _____
MARK TOMKO
DISTRICT ENGINEER
VALLEJO FLOOD AND WASTEWATER DISTRICT

CITY OF VALLEJO WATER DIVISION

PLAN REVIEWED FOR CONSTRUCTION

THIS IMPROVEMENT PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH CHAPTER 15.06.150 OF THE VALLEJO MUNICIPAL CODE.

BY _____ DATE _____
BETH SCHOENBERGER
DIRECTOR

PLANS REVIEWED FOR CONSTRUCTION

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

GRADING PLANS- Reviewed for compliance with the Hillside Development Guidelines of the Vallejo Planning Commission adopted pursuant to Chapter 16.54 of the Vallejo Municipal Code.

Reviewed for compliance with Permit No. _____

By: _____

By: _____

Name: MARGARET KAVANAUGH-LYNCH, Planning Manager

Name: MARGARET KAVANAUGH-LYNCH, Planning Manager

Date: _____

Date: _____

CITY of VALLEJO

PLANS REVIEWED FOR CONSTRUCTION

DEPARTMENT of PUBLIC WORKS - ENGINEERING DIVISION

GRADING PLANS- Reviewed for compliance with Chapter 12.40 of the Vallejo Municipal Code.

STREET IMPROVEMENT PLANS- Reviewed for compliance with Chapter 15.06 of the Vallejo Municipal Code.

By: _____

By: _____

Name: MELISSA TIGBAO

Name: MELISSA TIGBAO

R.C.E.: _____

R.C.E.: _____

Date: _____

Date: _____

CITY of VALLEJO



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DESCRIPTION:
GENERAL NOTES

BAXTER
100 W BAXTER ST
VALLEJO, CA



Design by: R. Cortez P.E., CAsp
Checked by: R. Cortez P.E., CAsp
Date: 06/02/2022

Drawn by: K. Perry
Approved by: R. Cortez P.E., CAsp
Scale: As Noted

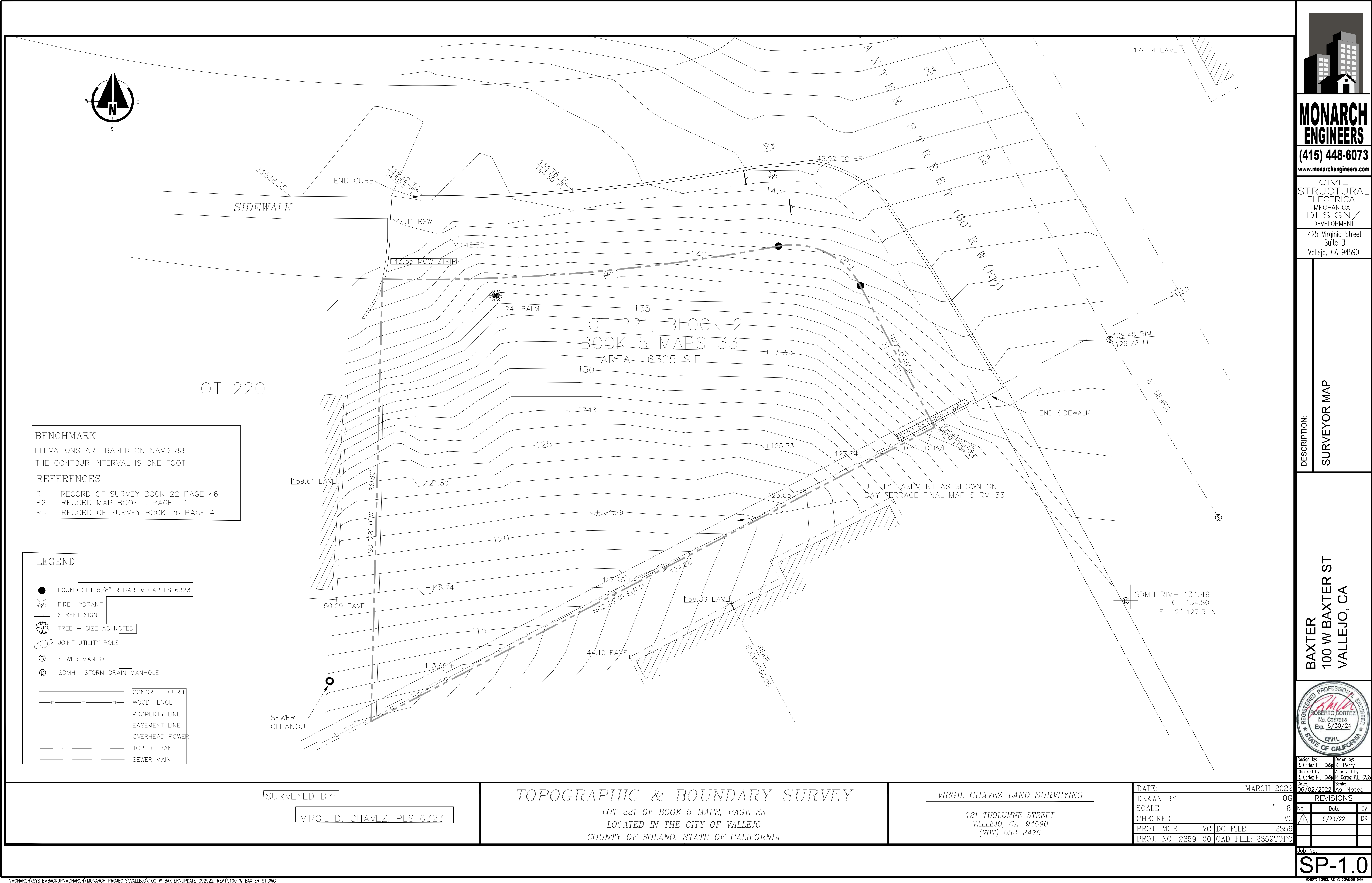
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No. _____ Date _____ By _____
1. 9/29/22 DR

Job No. -

C-0.0

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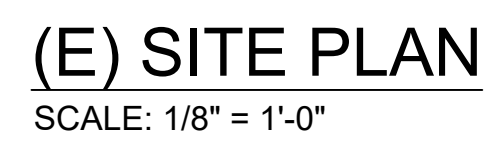
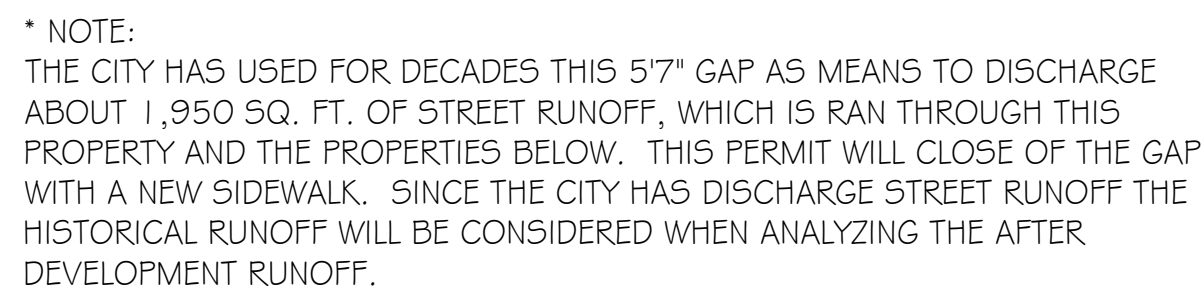
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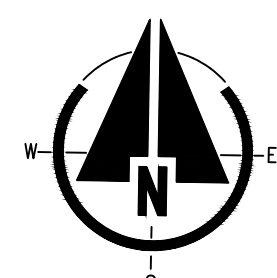
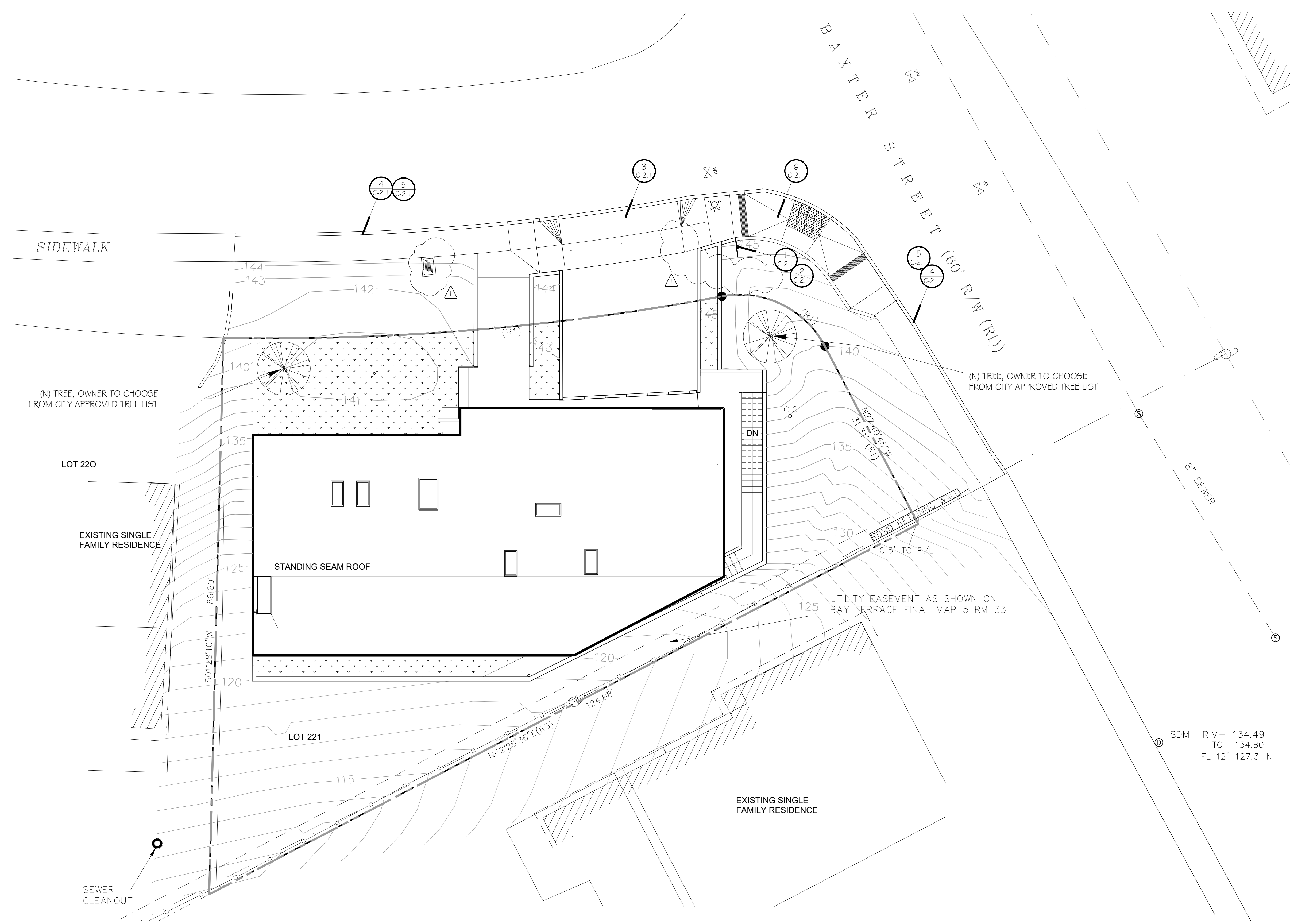
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R. Cortez P.E. CDS
Drawn by:
K. Perry
Checked by:
R. Cortez P.E. CDS
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R. Cortez P.E. CDS

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PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



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PROPOSED SITE PLAN

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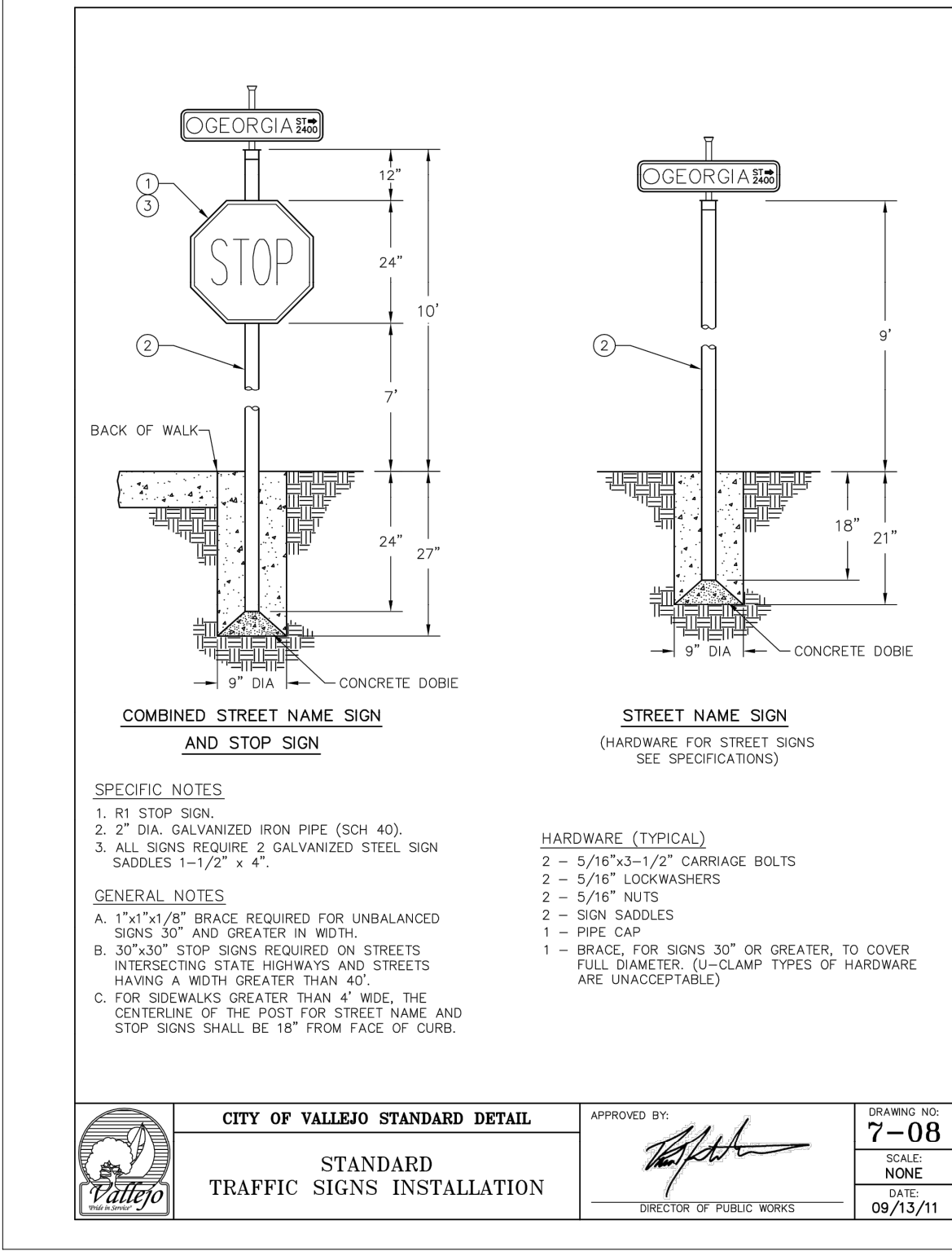


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R. Cortez P.E. CAG
Date:
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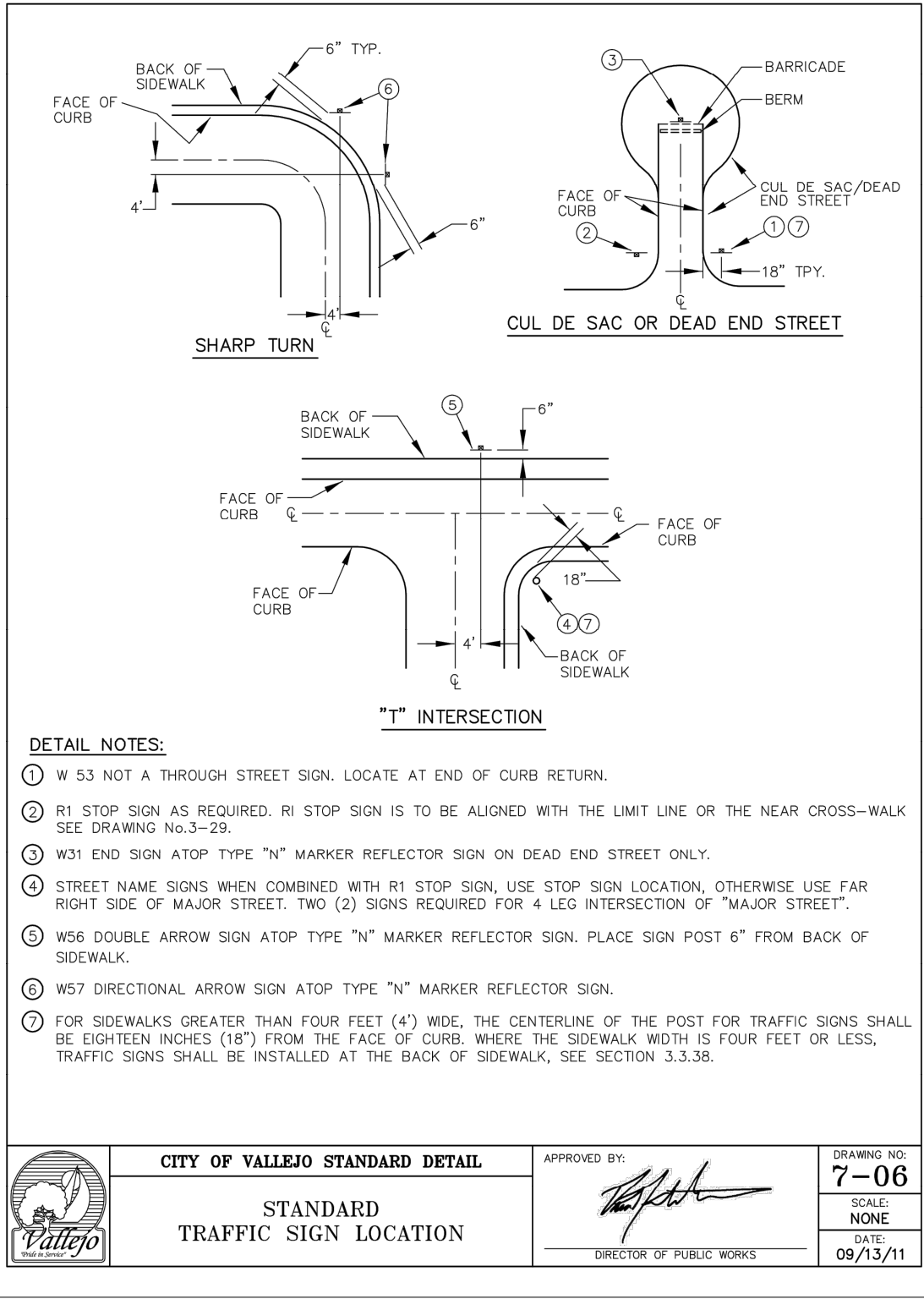
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R. Cortez P.E. CAG
Scale:
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No.	Date	By
1	9/29/22	DR

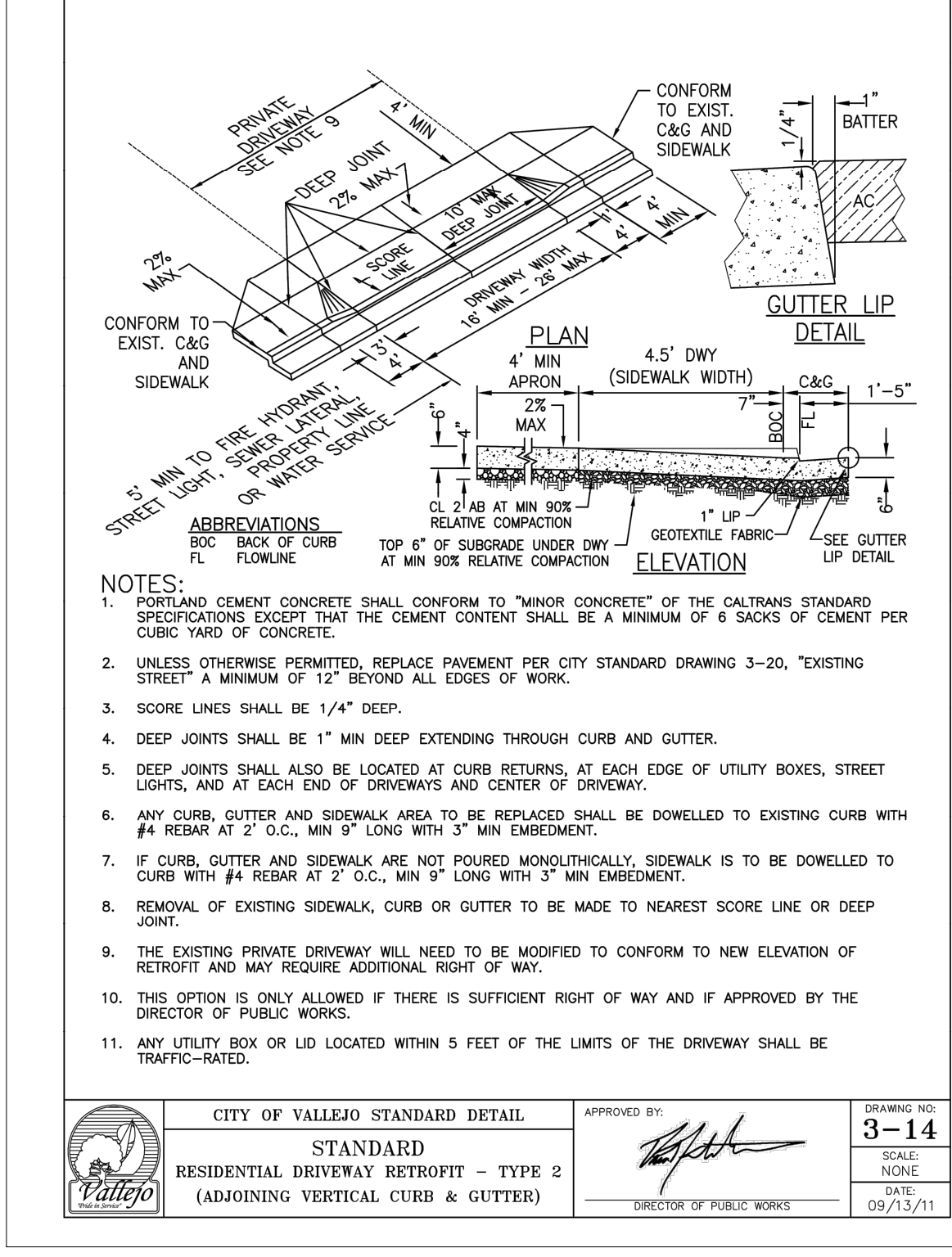
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C-2.0



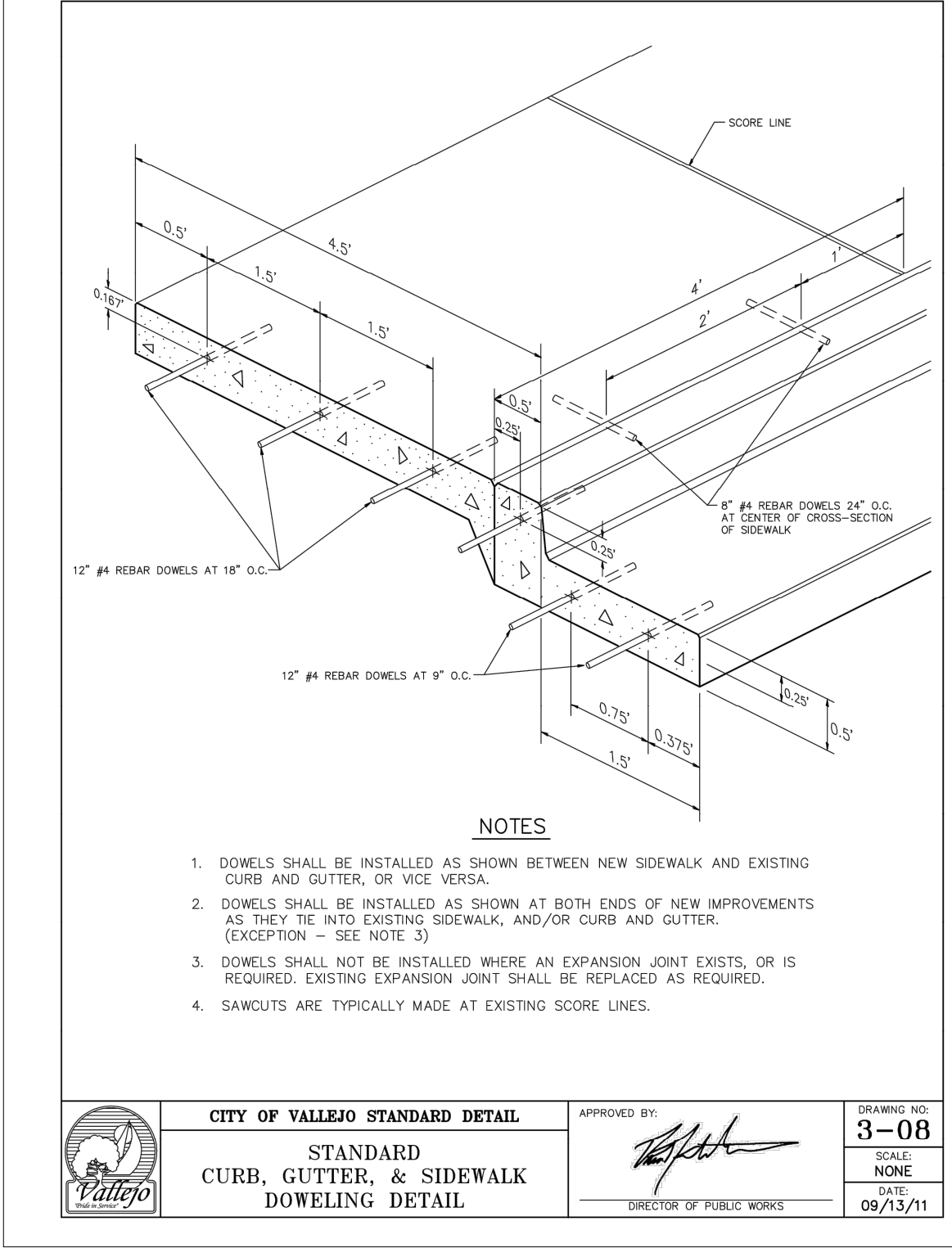
1 CITY DETIAL - STOP SIGN
SCALE: NTS



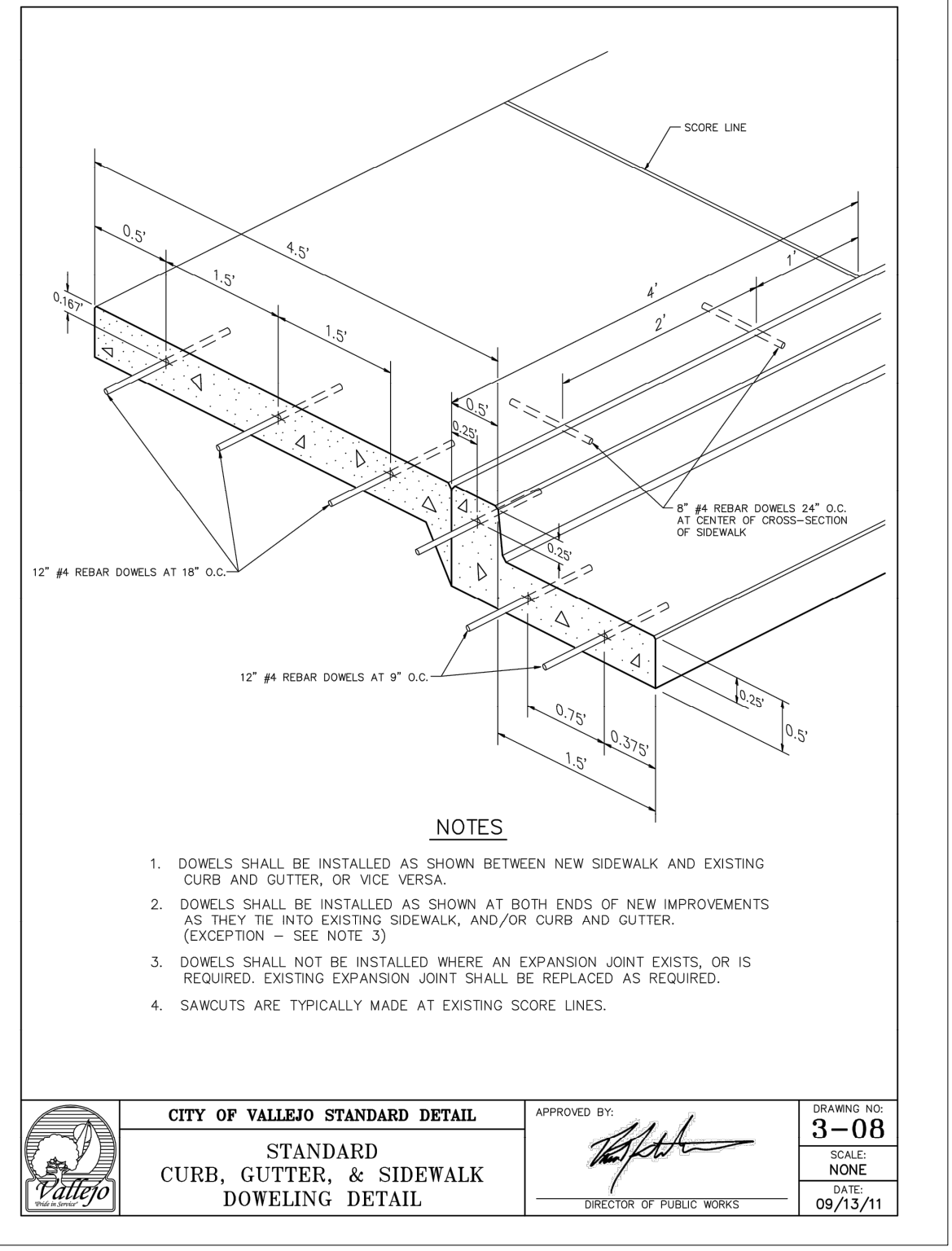
2 CITY DETAIL - STOP SIGN
SCALE: NTS



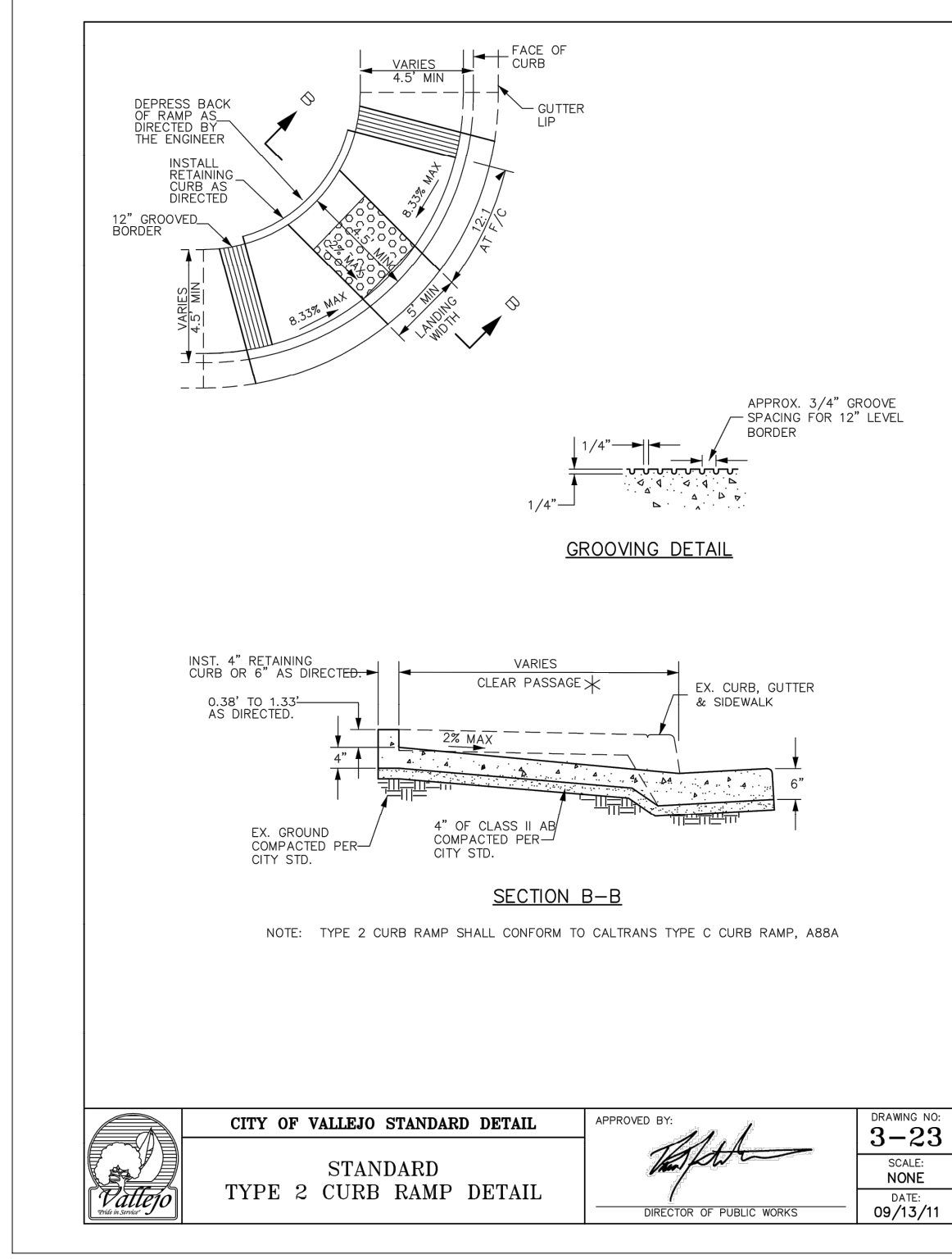
3 CITY STANDARD - DRIVEWAY
SCALE: NTS



4 CITY STANDARD - SIDEWALK
SCALE: NTS



5 CITY STANDARD - EXPANSION JOINT
SCALE: NTS



6 CITY STANDARD - CURBRAMP
SCALE: NTS



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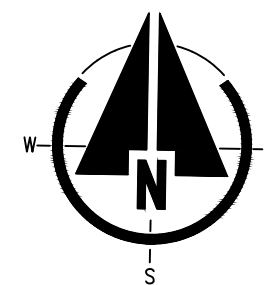
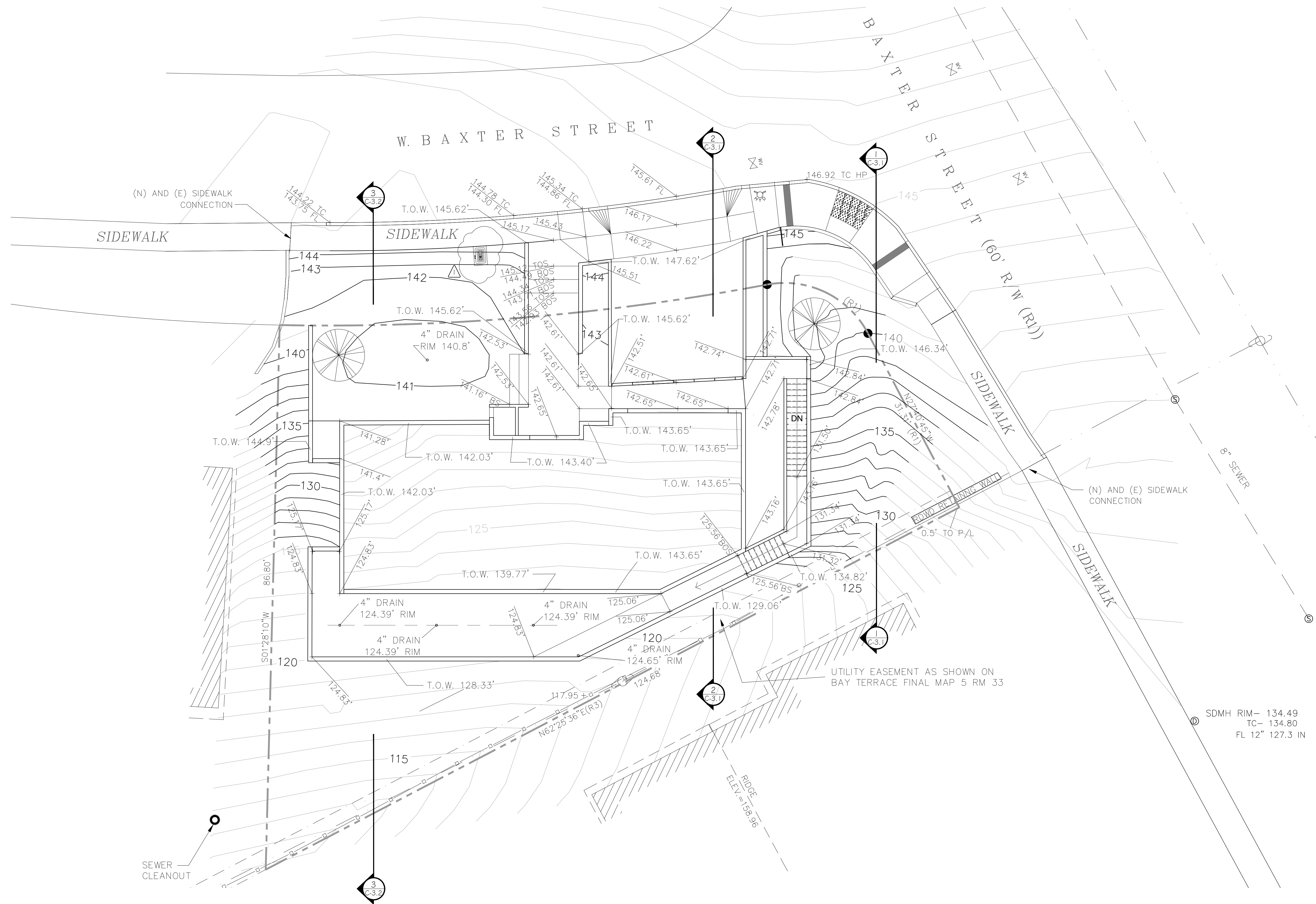


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R. Cortez P.E. CDS
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C-2.1



GRADING PLAN
SCALE: 1/8" = 1'-0"



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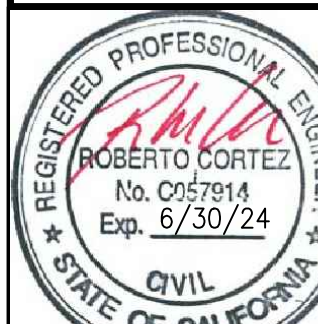
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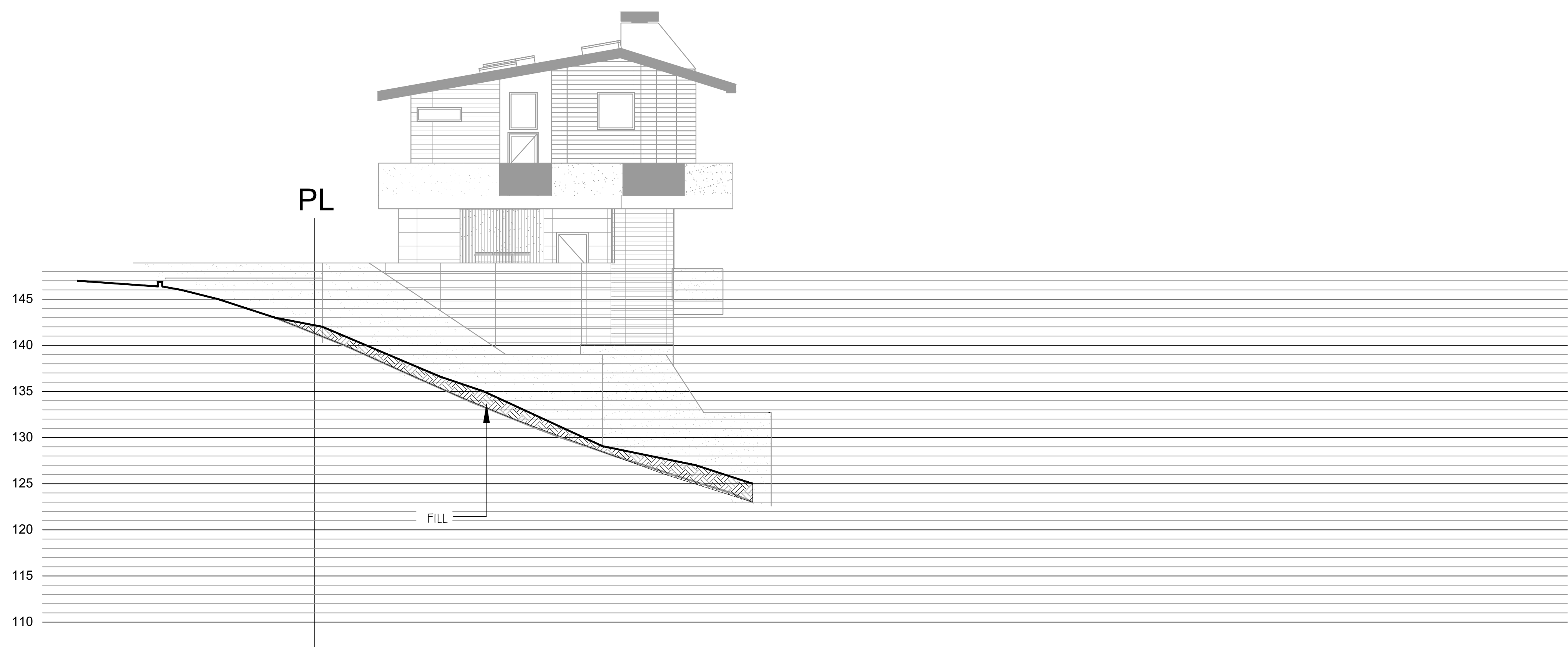
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Approved by:
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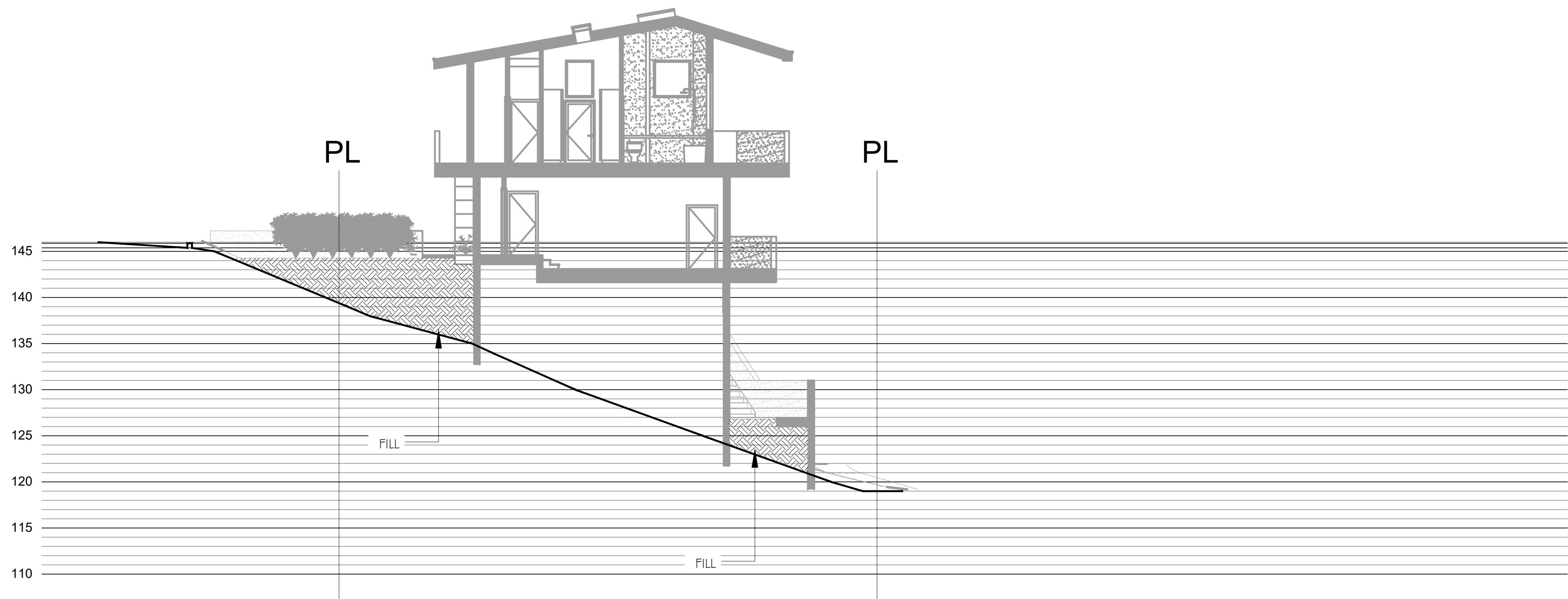
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1	9/29/22	DR

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C-3.0



① (E) GRADE
SCALE: 1/8"=1'-0"



② (E) GRADE
SCALE: 1/8"=1'-0"



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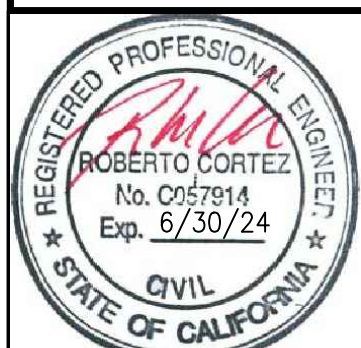
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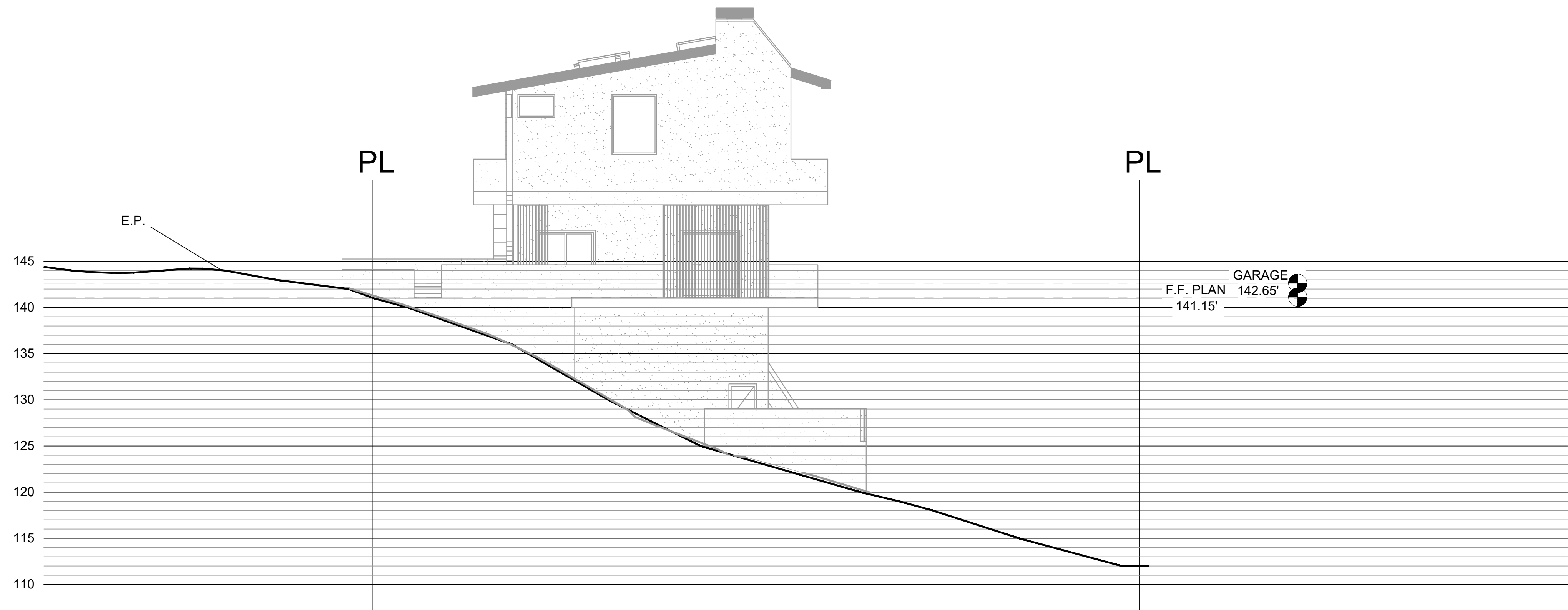


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Date:	Scale:
06/02/2022	As Noted

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C-3.1



3 (E) GRADE
SCALE: 1/8"=1'-0"



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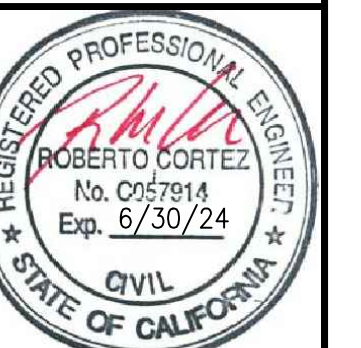
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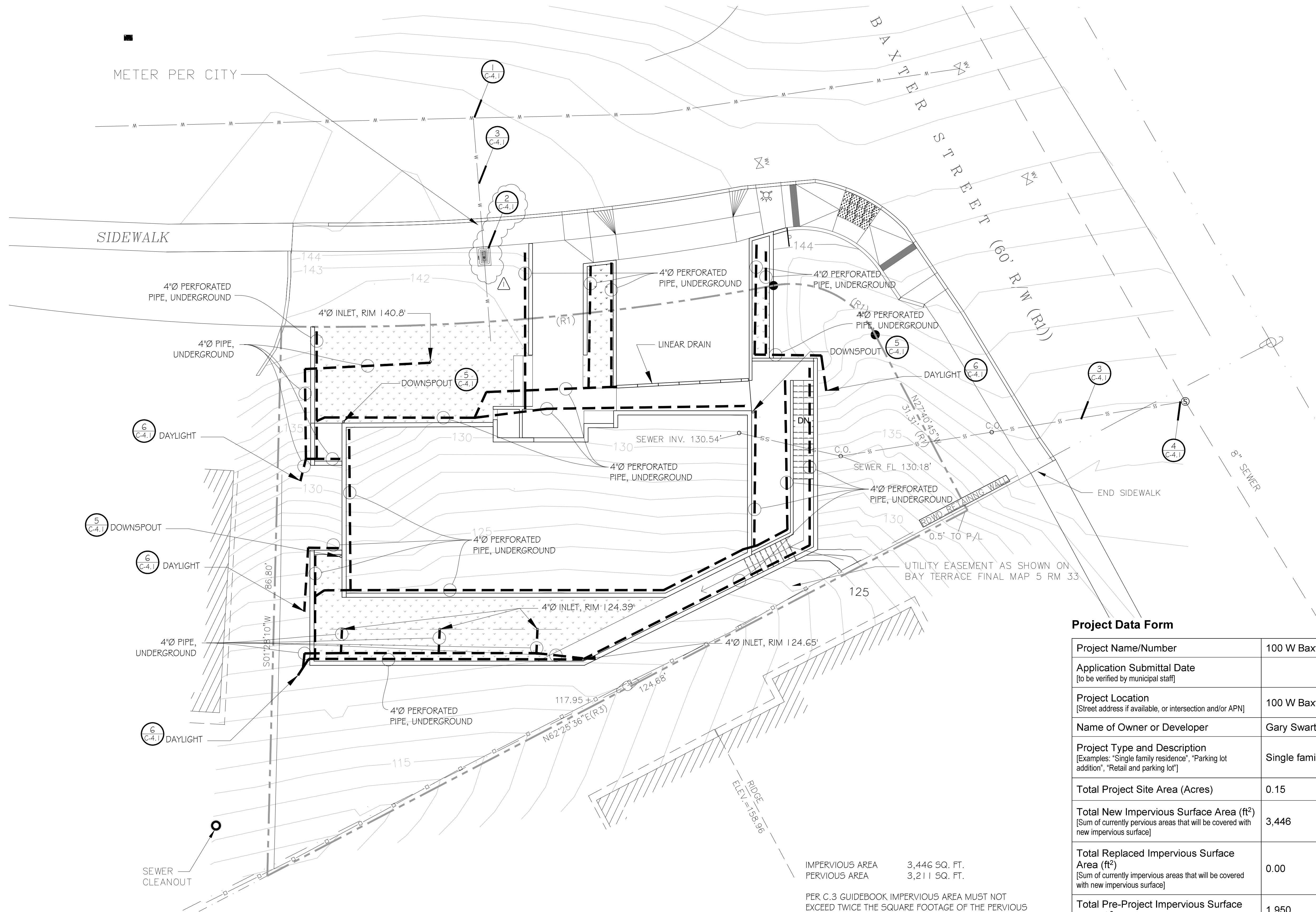


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Date:
06/02/2022
Scale:
As Noted

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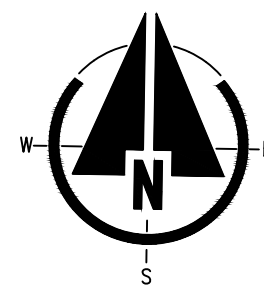
Job No. -

C-3.2



IMPERVIOUS AREA 3,446 SQ. FT.
PERVIOUS AREA 3,211 SQ. FT.

PER C.3 GUIDEBOOK IMPERVIOUS AREA MUST NOT EXCEED TWICE THE SQUARE FOOTAGE OF THE PERVIOUS AREA. THEREFORE NO RETENTION IS REQUIRED; ROOF AND WALKWAY RUNOFF WILL BE DIVERTED TO PLANTED AREAS FOR TREATMENT BEFORE DISCHARGE ON THE BACK OF THE PROPERTY.



UTILITY AND DRAINAGE PLAN

SCALE: 1/8" = 1'-0"

Project Data Form

Project Name/Number	100 W Baxter Street
Application Submittal Date [to be verified by municipal staff]	
Project Location [Street address if available, or intersection and/or APN]	100 W Baxter Street, Vallejo
Name of Owner or Developer	Gary Swarthout
Project Type and Description [Examples: "Single family residence", "Parking lot addition", "Retail and parking lot"]	Single family home
Total Project Site Area (Acres)	0.15
Total New Impervious Surface Area (ft ²) [Sum of currently pervious areas that will be covered with new impervious surface]	3,446
Total Replaced Impervious Surface Area (ft ²) [Sum of currently impervious areas that will be covered with new impervious surface]	0.00
Total Pre-Project Impervious Surface Area (ft ²)	1,950
Total Post-Project Impervious Surface Area (ft ²)	3,446
Runoff Reduction Measures Selected (Check one or more)	☒ Disperse runoff to vegetated area ☐ Pervious pavement ☐ Cisterns or Rain Barrels ☐ Bioretention Facility or Planter Box



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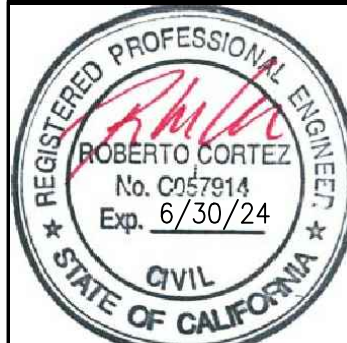
CIVIL
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DEVELOPMENT

425 Virginia Street
Suite B
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DESCRIPTION:

DRAINAGE AND UTILITY PLAN

BAXTER
100 W BAXTER ST
VALLEJO, CA



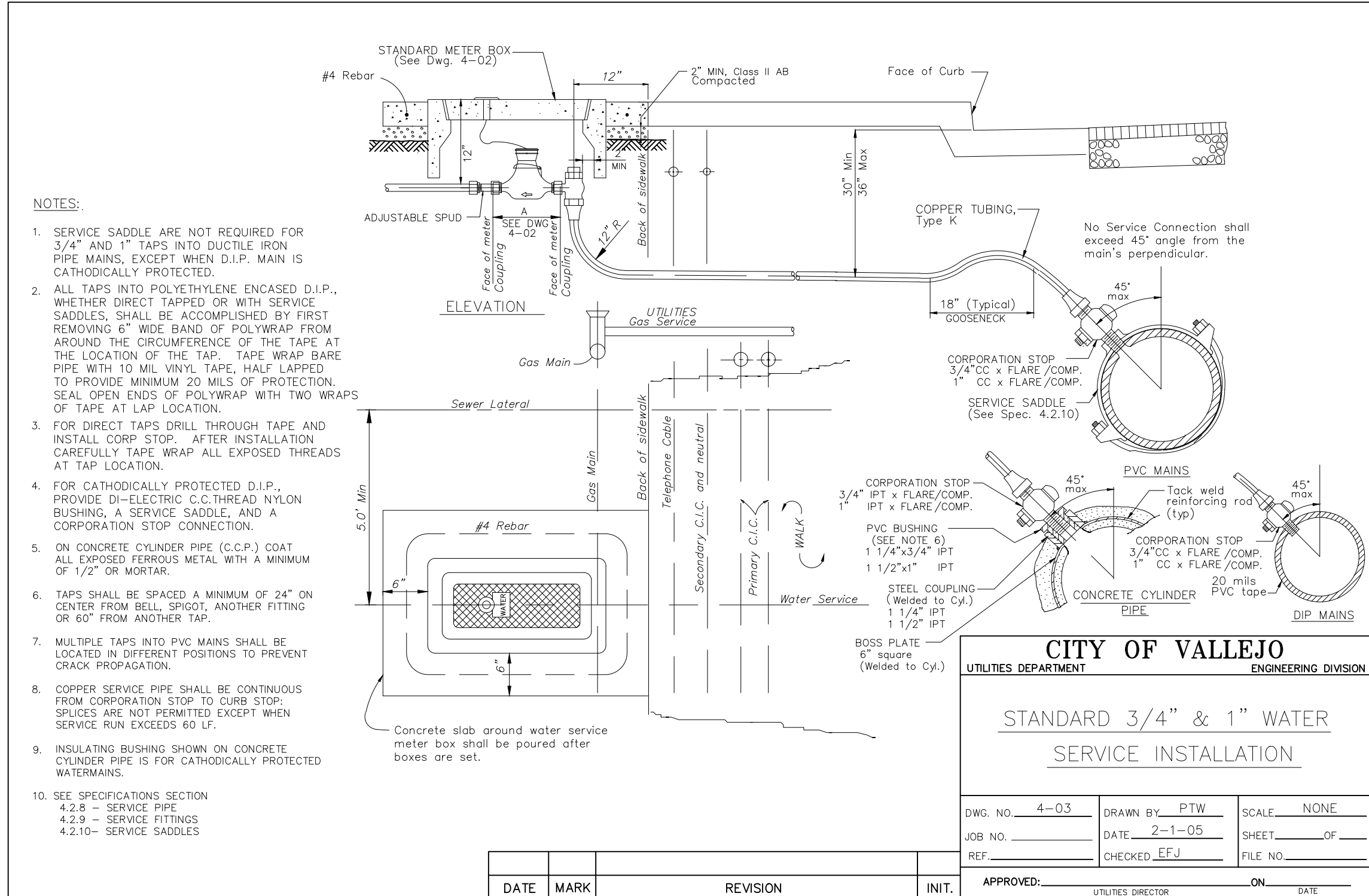
Design by:
R. Cortez P.E. C057914
Checked by:
R. Cortez P.E. C057914
Date:
06/02/2022

Drawn by:
K. Perry
Approved by:
R. Cortez P.E. C057914
Scale:
As Noted

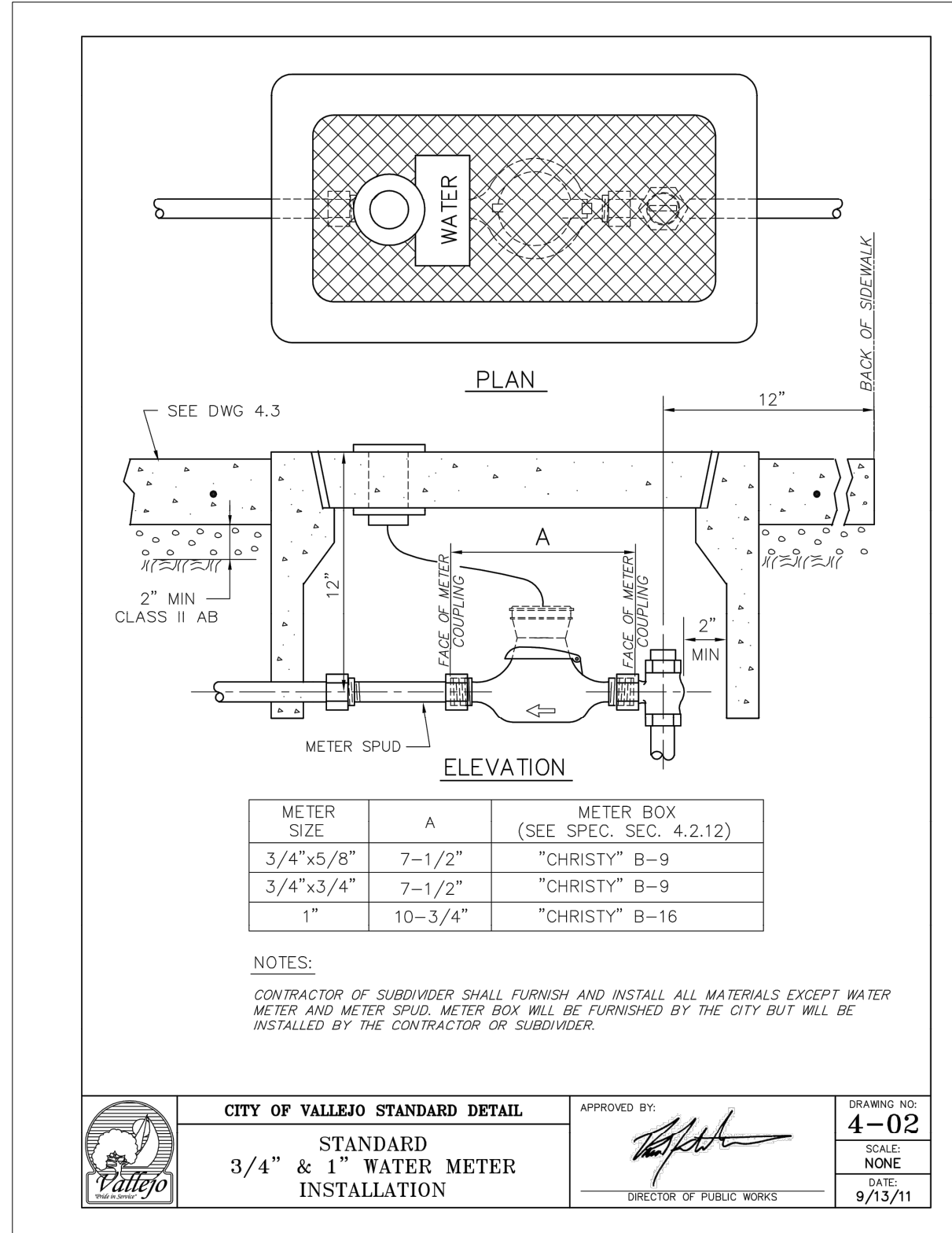
REVISIONS

No. Date By
9/29/22 DR

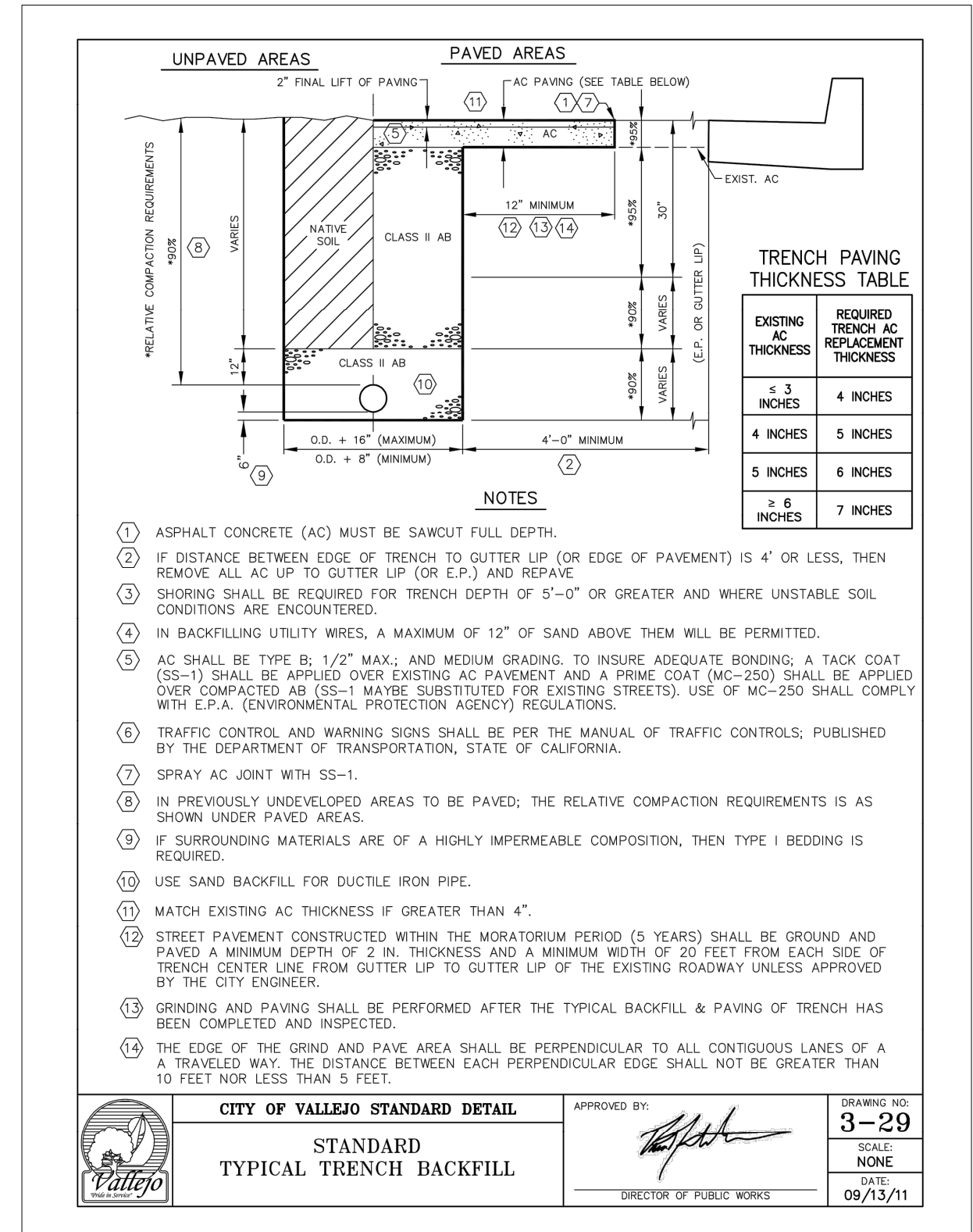
Job No. -
C-4.0



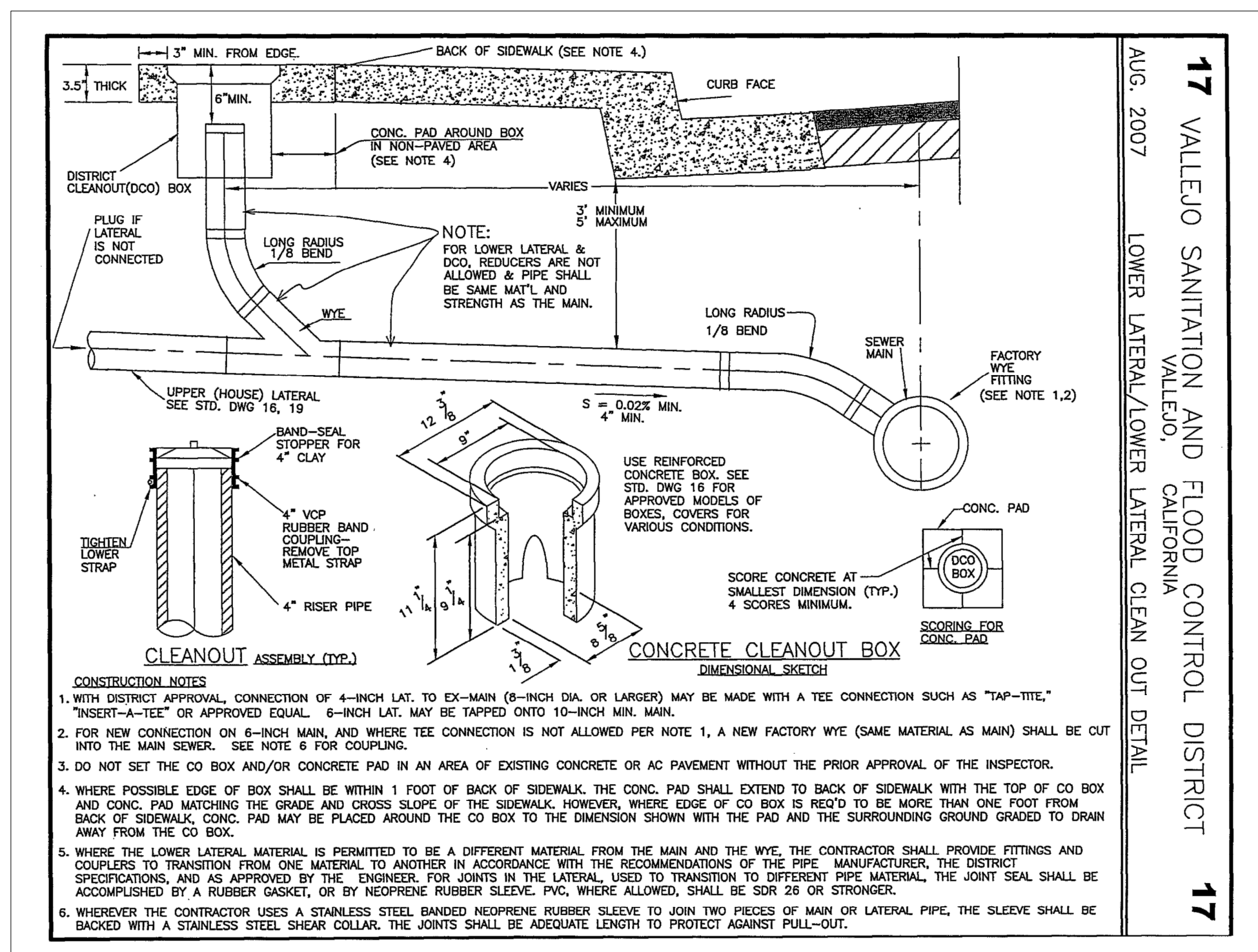
1 WATER DEPT. DETAIL -
SCALE: NTS



2 WATER DEPT. DETAIL
SCALE: NTS



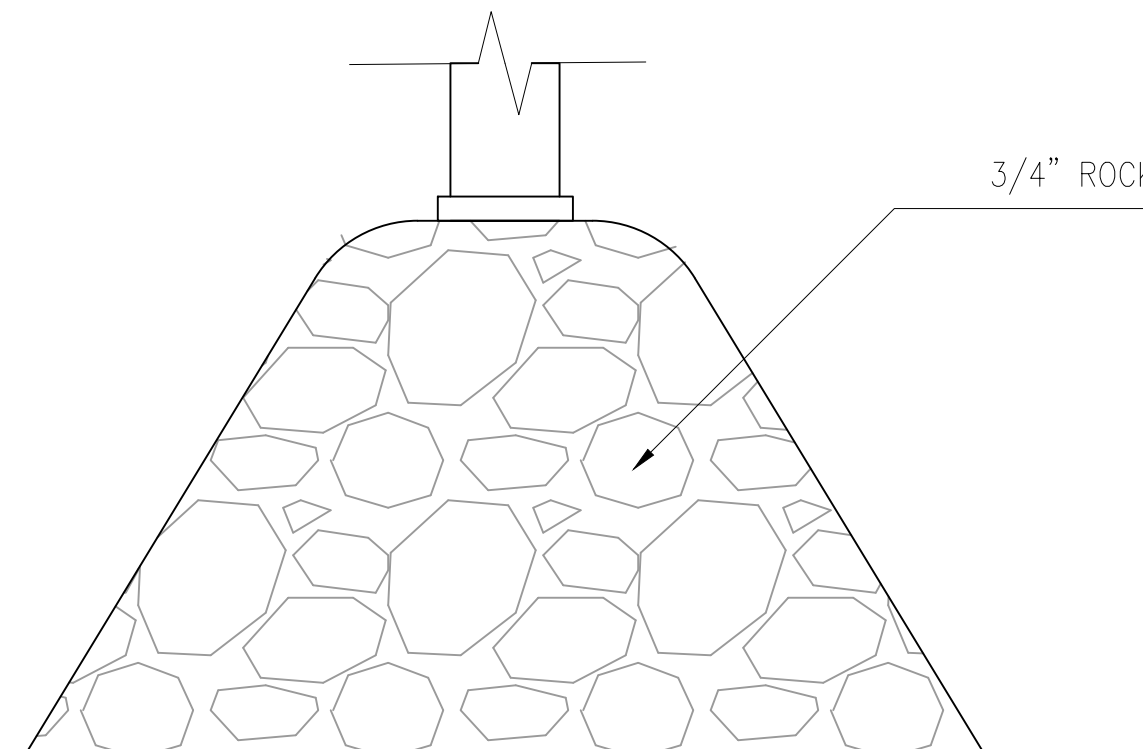
3 CITY STANDARD - TRENCH DET.
SCALE: NTS



4 VFWD DETAIL
SCALE: NTS



5 DOWNSPOUT DISCHARGE
SCALE: NTS



6 DRAINAGE PIPE DAYLIGHT
SCALE: NTS



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CIVIL
STRUCTURAL
ELECTRICAL
MECHANICAL
DESIGN/
DEVELOPMENT

425 Virginia Street
Suite B
Vallejo, CA 94590

DESCRIPTION:
STANDARD DETAILS

BAXTER
100 W BAXTER ST
VALLEJO, CA

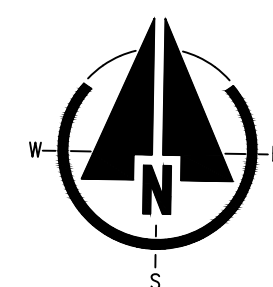
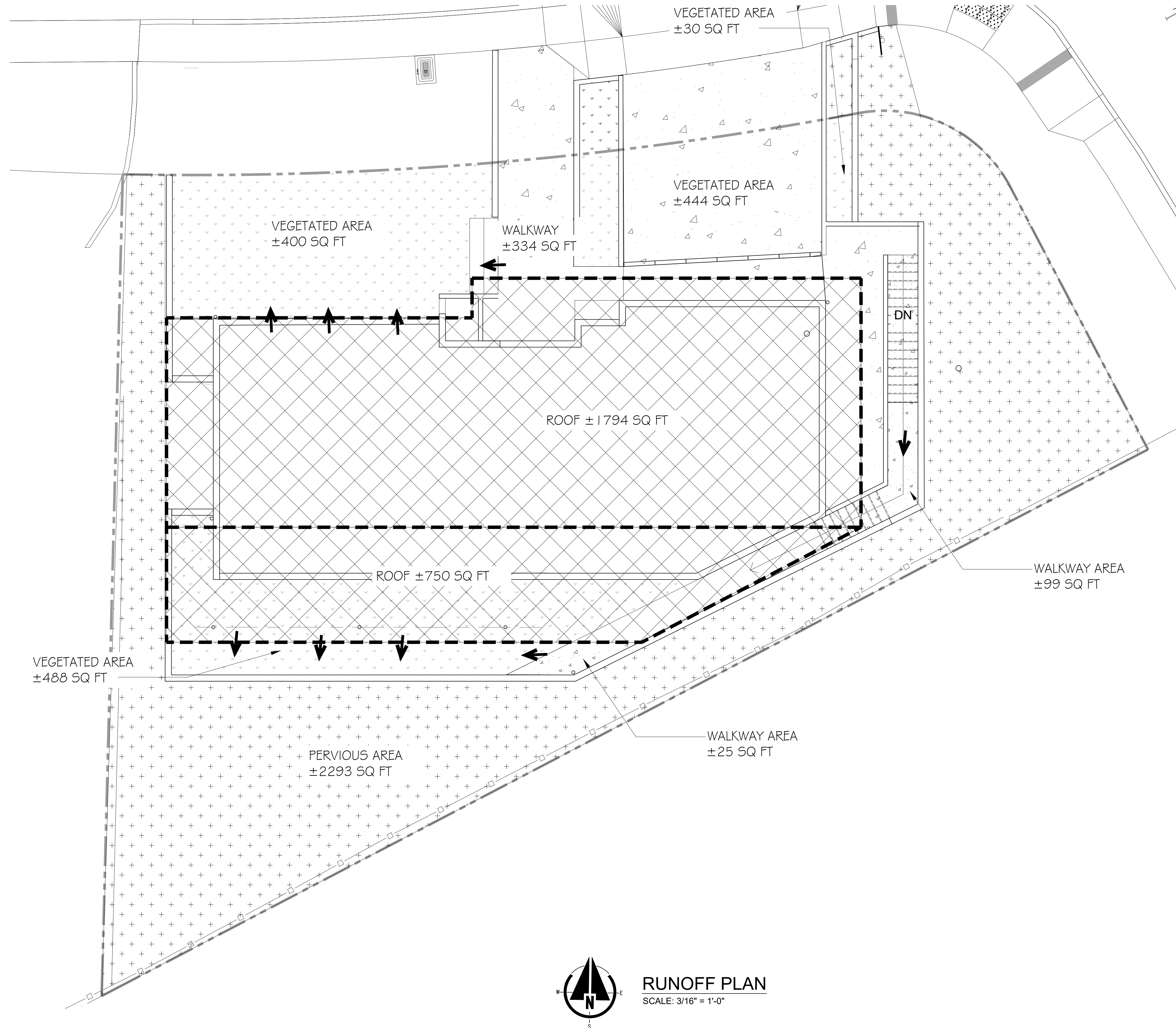


Design by: R. Cortez P.E., CAG
Checked by: R. Cortez P.E., CAG
Date: 06/02/2022
Scale: As Noted

Drawn by: K. Perry
Approved by: R. Cortez P.E., CAG
Date: 9/29/22
Scale: As Noted

REVISIONS		
No.	Date	By
1	9/29/22	DR
Job No. -		
C-4.1		

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RUNOFF PLAN
SCALE: 3/16" = 1'-0"

IMPERVIOUS AREA 3,446 SQ. FT.
PERVIOUS AREA 3,211 SQ. FT.

PER C.3 GUIDEBOOK IMPERVIOUS AREA MUST NOT EXCEED TWICE THE SQUARE FOOTAGE OF THE PERVIOUS AREA. THEREFORE NO RETENTION IS REQUIRED; ROOF AND WALKWAY RUNOFF WILL BE DIVERTED TO PLANTED AREAS FOR TREATMENT BEFORE DISCHARGE ON THE BACK OF THE PROPERTY.



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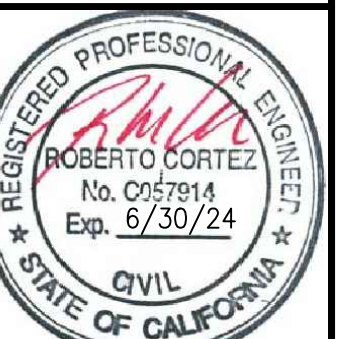
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ELECTRICAL
MECHANICAL
DESIGN/
DEVELOPMENT

425 Virginia Street
Suite B
Vallejo, CA 94590

DESCRIPTION:

RUNOFF DISTRIBUTION

BAXTER
100 W BAXTER ST
VALLEJO, CA



Design by:
R. Cortez P.E. C057914
Checked by:
R. Cortez P.E. C057914
Date:
06/02/2022

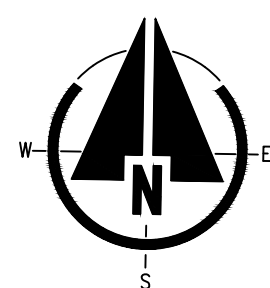
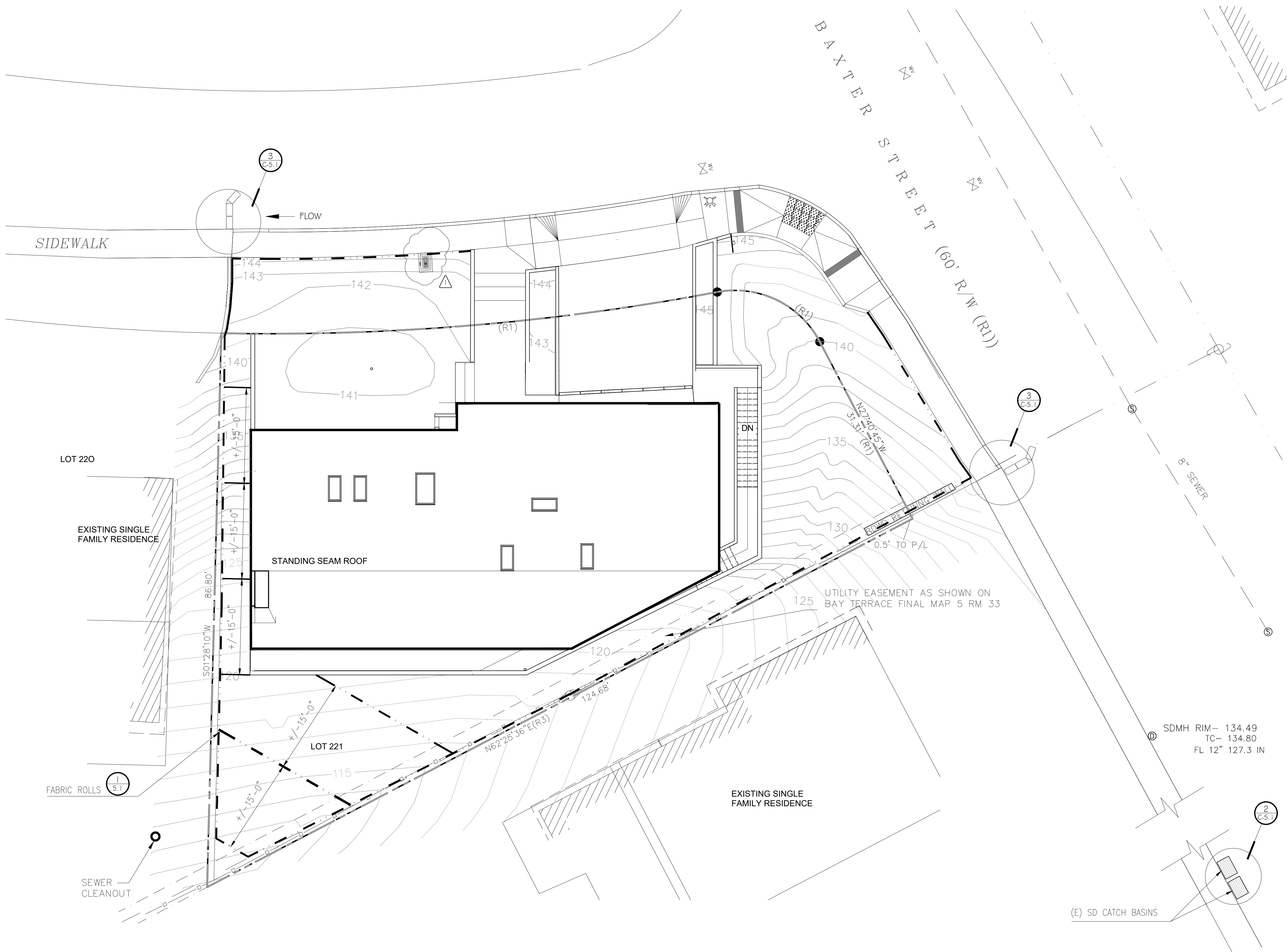
Drawn by:
K. Perry
Approved by:
R. Cortez P.E. C057914
Scale:
As Noted

REVISIONS

No.	Date	By
1	9/29/22	DR

Job No. -

C-4.2



SWPPP
SCALE: 1/8" = 1'-0"



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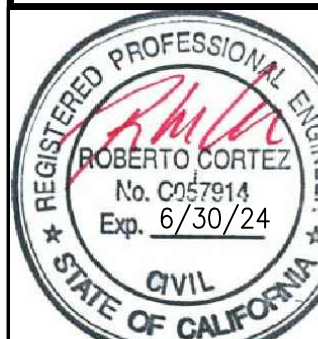
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DESIGN/
DEVELOPMENT

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DESCRIPTION:
STORM WATER POLLUTION
PREVENTION PLAN

BAXTER
100 W BAXTER ST
VALLEJO, CA



Design by:
R. Cortez P.E. C-5.0
Drawn by:
K. Perry

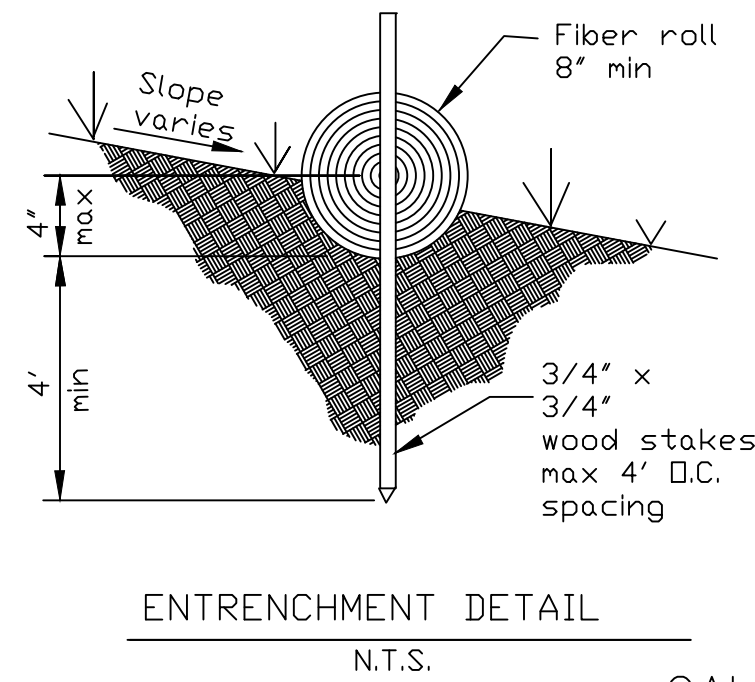
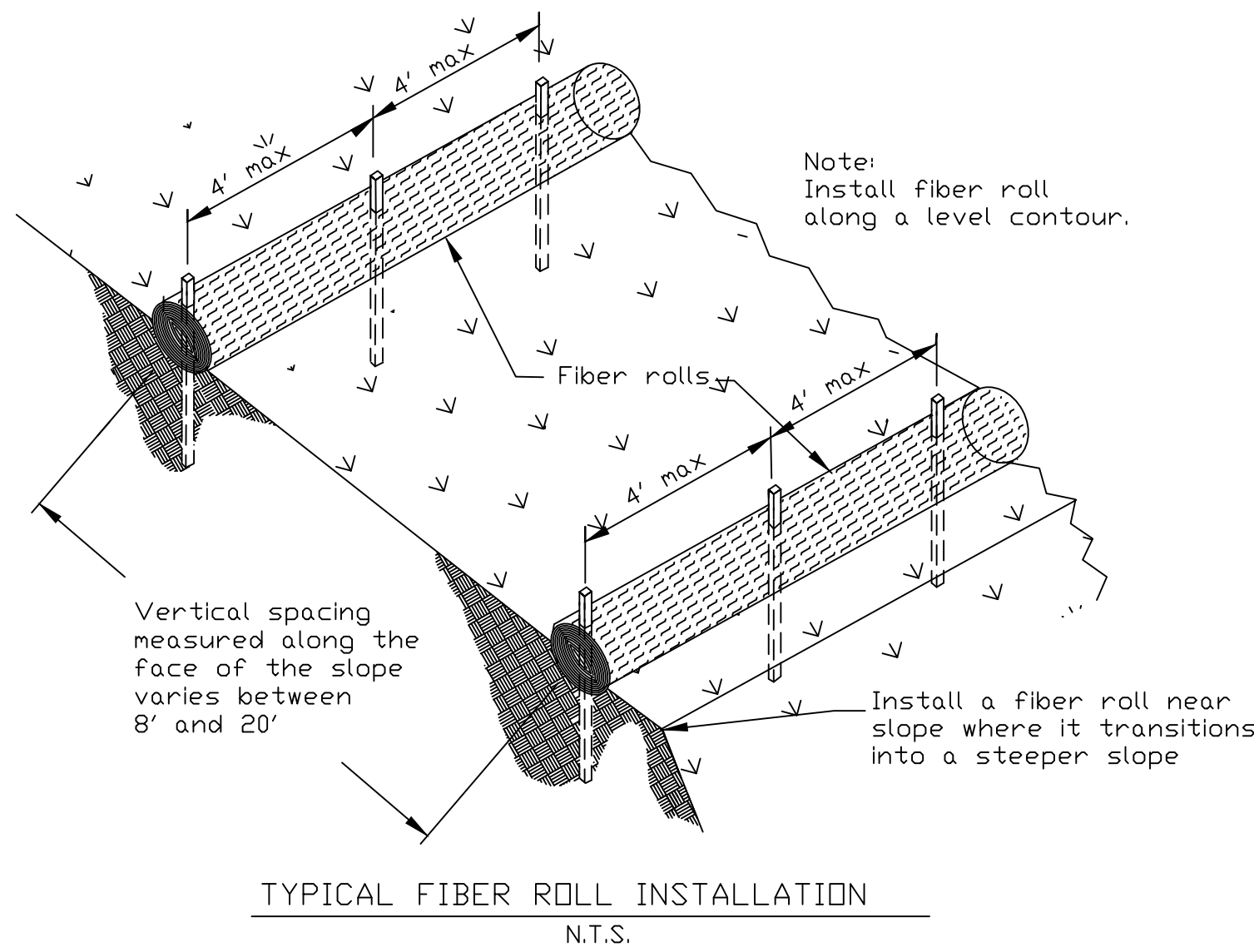
Checked by:
R. Cortez P.E. C-5.0
Approved by:
R. Cortez P.E. C-5.0

Date:
06/02/2022
Scale:
As Noted

REVISIONS		
No.	Date	By
1	9/29/22	DR

Job No. -

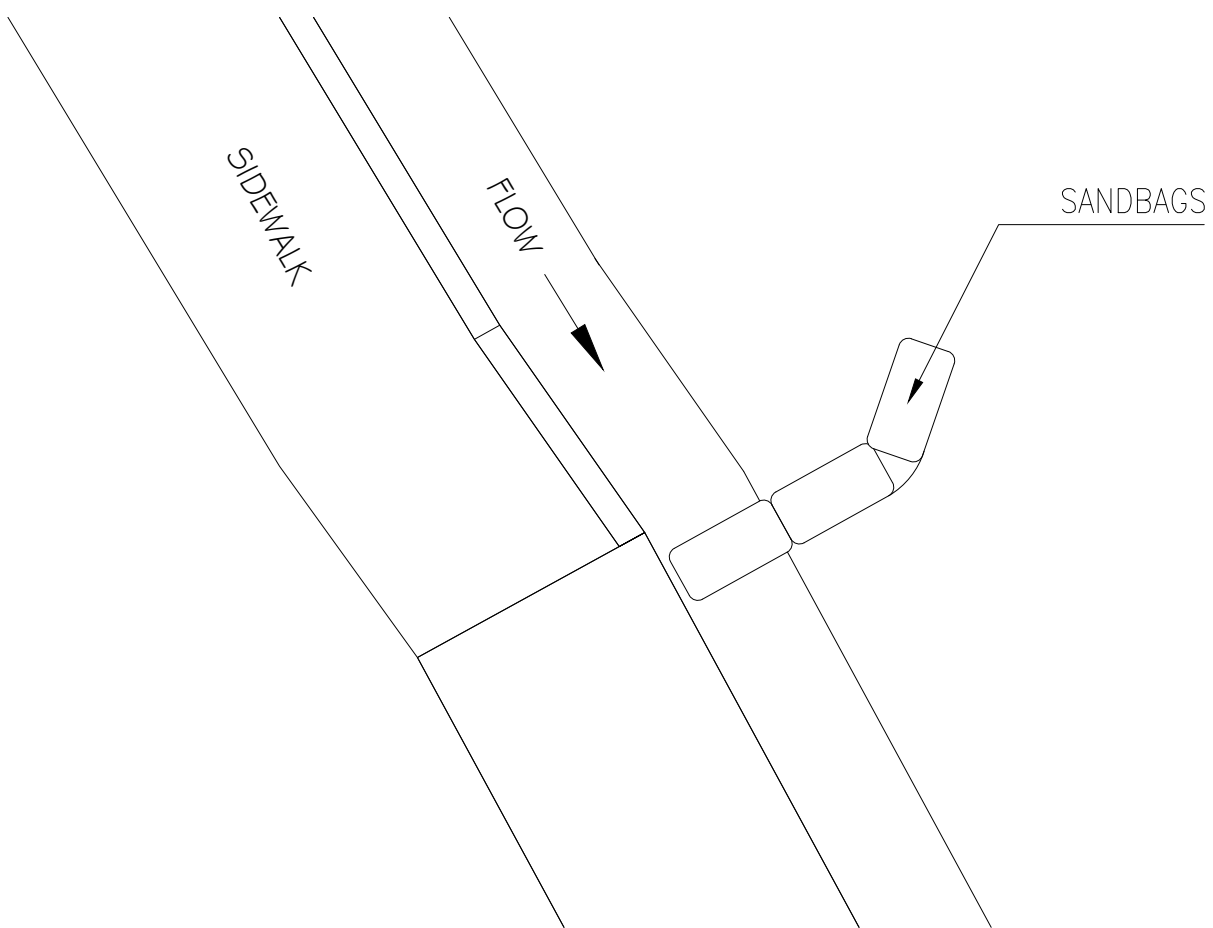
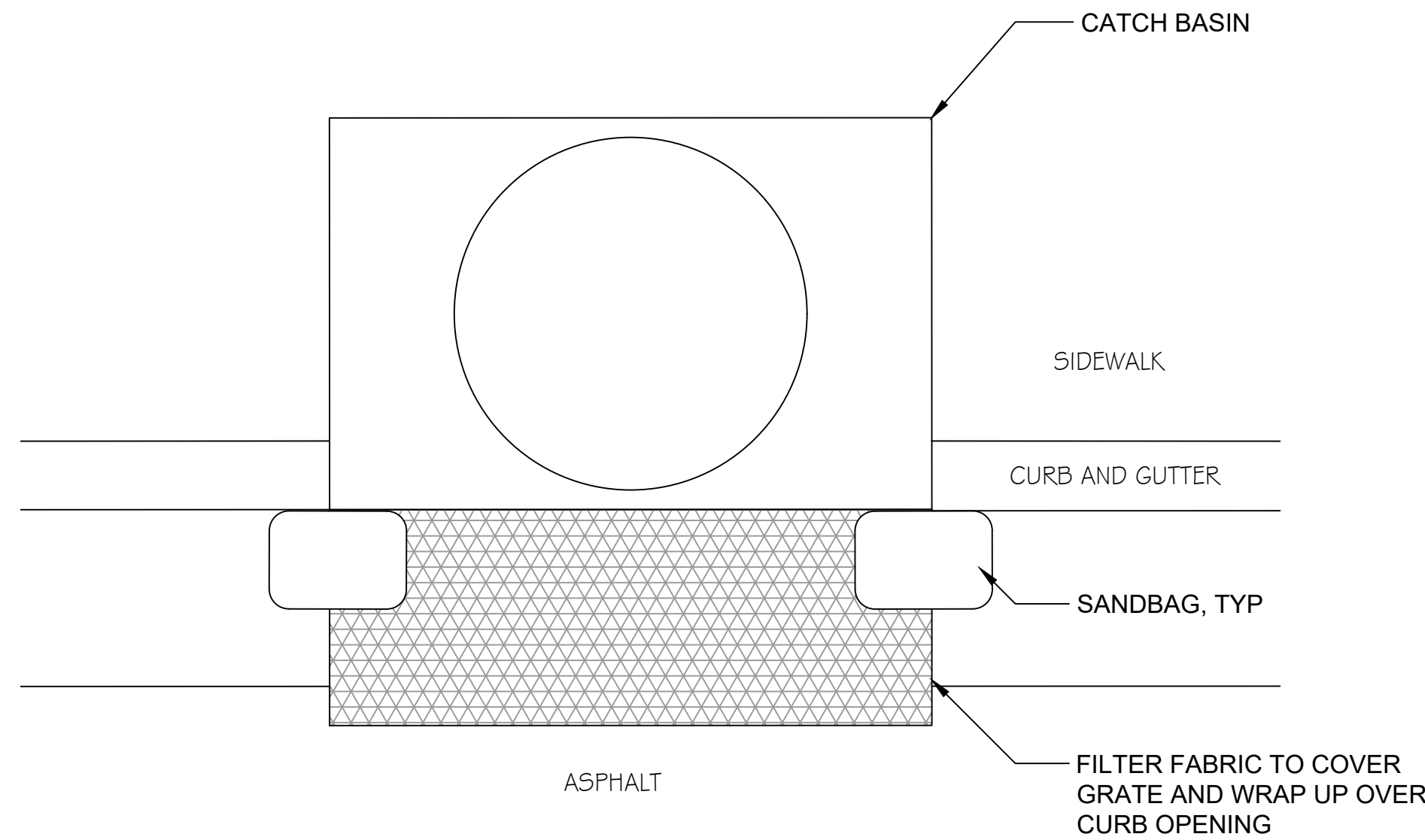
C-5.0



CALTRANS DETAIL SC-5

1 FABRIC ROLL DETAIL

SCALE: 1/8"=1'-0"



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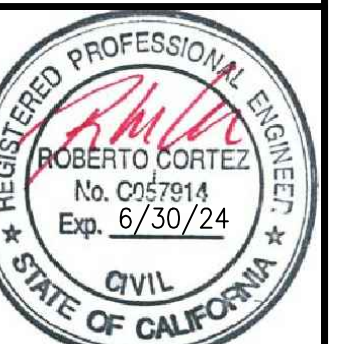
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DEVELOPMENT

425 Virginia Street
Suite B
Vallejo, CA 94590

DESCRIPTION:

STANDARD DETAILS

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VALLEJO, CA



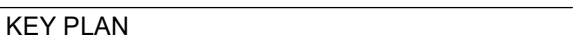
Design by:
R. Cortez P.E. C057914
Checked by:
R. Cortez P.E. C057914
Date:
06/02/2022

Drawn by:
K. Perry
Approved by:
R. Cortez P.E. C057914
Scale:
As Noted

REVISIONS		
No.	Date	By
1	9/29/22	DR

Job No. -

C-5.1

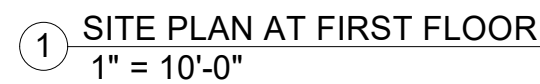


PROJECT NAME _____

SHEET NAME

Project Status	Issue Date
SHEET NUMBER	

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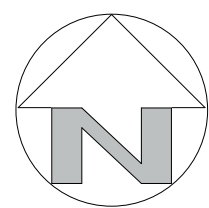


AREA OF LOT COVERAGE = 2,544 SF

NEW NON-PERVIOUS LANDSCAPE = 1,029 SF

NEW PERVIOUS SURFACE = 791 SF

UNDISTURBED SURFACE = 2,338 SF





Pennisetum setaceum - FIREWORKS FOUNTAIN GRASS



DAPHNE ODORA 'AUREO-MARGINATA' - VARIEGATED WINTER DAPHNE



LAVANDULA ANGUSTIFOLIA 'HIDCOTE' - LAVENDER



DYMONDIA MARGARITAE - SILVER CARPET



ACER PALMATUM - JAPANES MAPLE



FESTUCA O. GLAUCA 'ELIJAH BLUE' - BLUE FESCUE



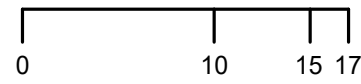
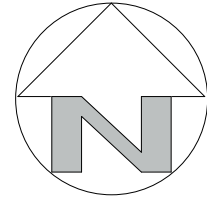
BAUMEA R. VARIEGATA - VARIEGATED STRIPED RUSH



WALK ON BARK MULCH



1 SITE PLAN - LANDSCAPE PLAN
1" = 10'-0"

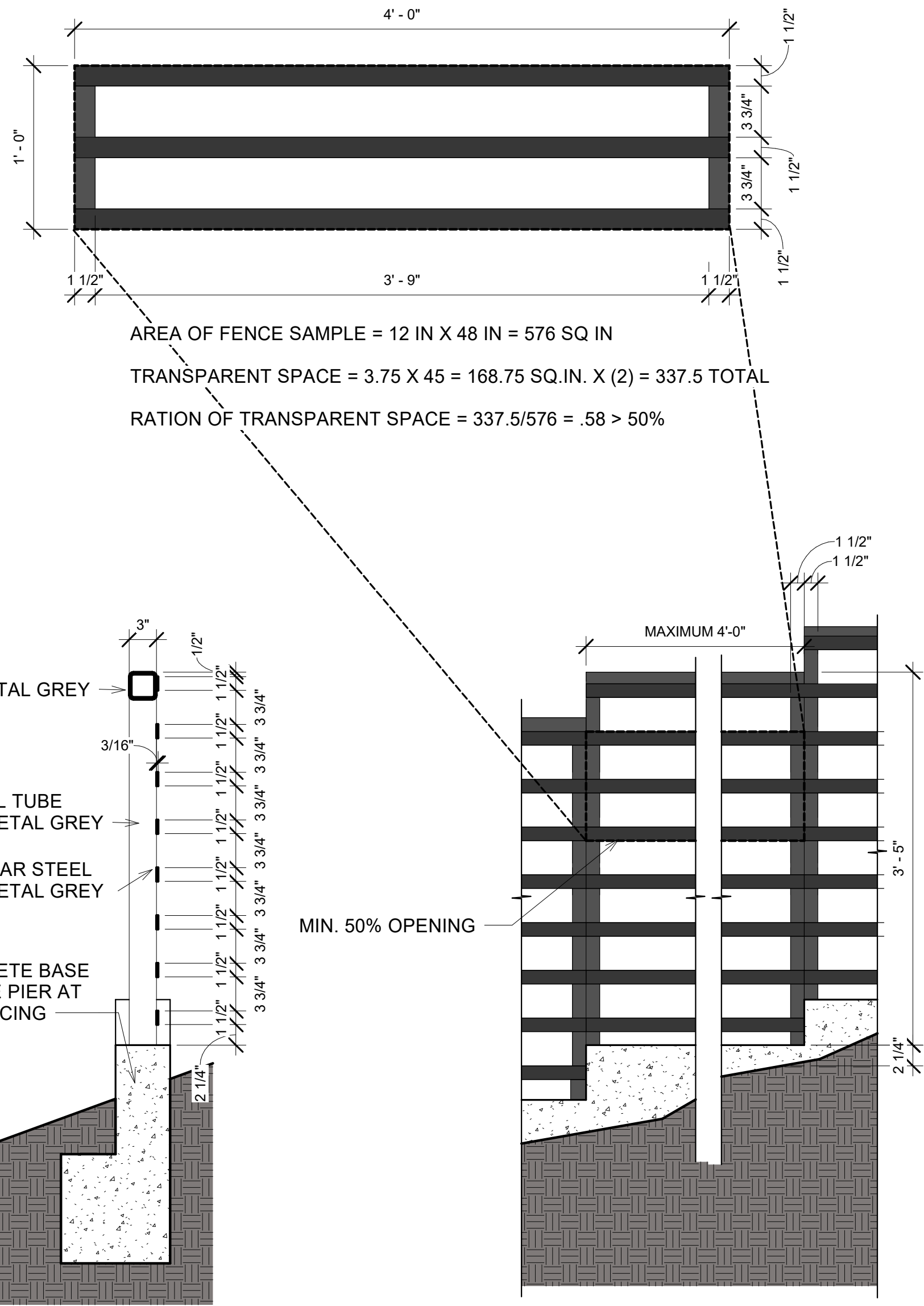


GENERAL NOTES

1. WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) STANDARDS SHALL BE ADHERED TO WHEN APPLICABLE.

LANDSCAPING LEGEND

	SPECIES AND SIZE AT MATURITY	QTY.	SIZE	PLANT FACTOR
	FESTUCA O. GLAUCA 'ELIJAH BLUE' BLUE FESCUE - 12" DIA.	230 SF	5 FLATS @ 30 EA.	LOW
	DAPHNE ODORA 'AUREO-MARGINATA' VARIEGATED WINTER DAPHNE 36" DIA	2	5 GAL MIN.	MEDIUM
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' LAVENDER - 20" DIA	3	5 GAL MIN.	LOW
	PENNISETUM SETACEUM FIREWORKS FOUNTAIN GRASS 36" DIA	5	5 GAL MIN.	LOW
	JACARANDA MIMOSIFOLIA JACARANDA 15-25' TALL/20" DIA	2	15 GAL MIN.	MEDIUM
	BAUMEA R. VARIEGATA VARIEGATED STRIPED RUSH 18"-24" TALL	23 SF		HIGH
	DYMONDIA MARGARITAE SILVER CARPET 1"-3" TALL/16"-20" SPREAD	670 SF	PROVIDE ENOUGH TO COVER 100% OF DESIGNATED AREA WITHIN 2 YEARS	LOW
	PERMEABLE CONCRETE PAVING WITH DYMONDIA MARGARITAE BETWEEN CONCRETE PAVERS			
	EXISTING NATURAL LANDSCAPE TO REMAIN	2,830 SF		LOW
	WALK ON BARK MULCH	+/- 250 SF	MAX 15% OF TOTAL AREA	

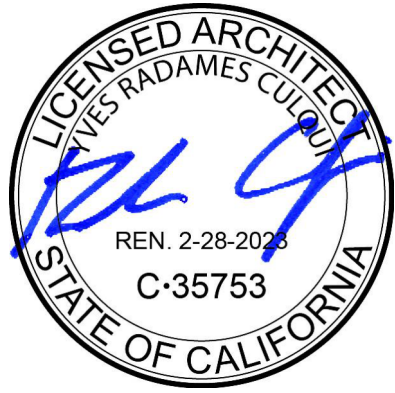


3 TYPICAL FENC DETAIL
1" = 1'-0"

RAD ARCHITECTS

Radames C. Cutqui, P.A.
1223 303 3002
rad-arc.com

No. Description Date



KEY PLAN

100 BAXTER
VALLEJO CA 94590

PROJECT NAME

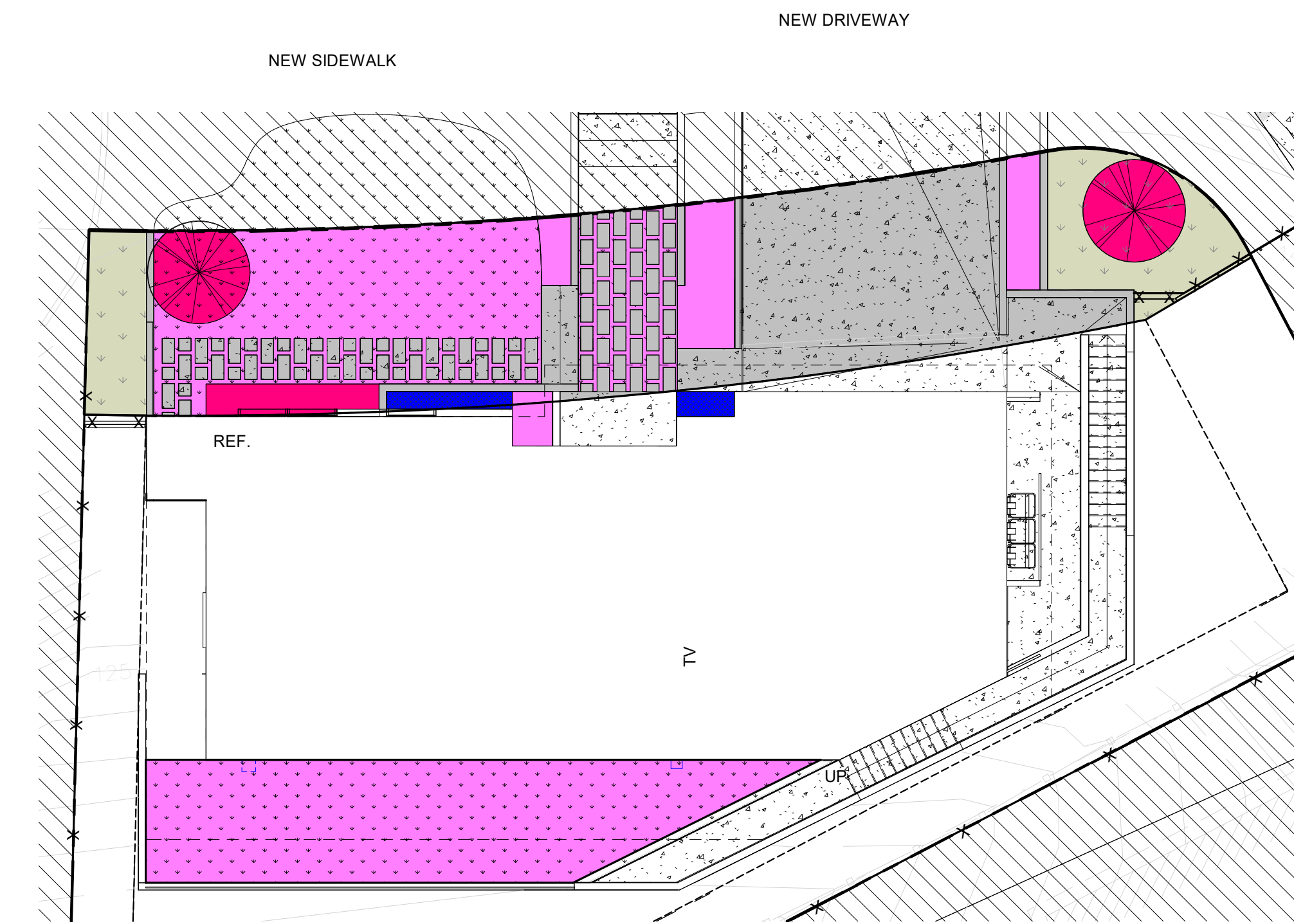
BAXTER

SHEET NAME

LANDSCAPE
PLAN

Project Status Issue Date
SHEET NUMBER

A1.01



2 MAWA HYDROZONES
1" = 10'-0"

MAWA CALCULATIONS

MAWA LANDSCAPE AREA = 3,939 SF
FRONT YARD AREA TOTAL = 1,355 SF
OTHER USABLE OPEN SPACE = 688 SF

	SURFACE AREA		LANDSCAPE AREA	PF/IE (ETAF)
	NONE POROUS SURFACES (FRONT YARD)		597 SF <50% OF FRONT YARD	
	UNUSABLE (FRONT YARD)		83 SF	
LOW MEDIUM HIGH	PLATER BOXES/ PLANTED AREAS/OTHER USABLE OPEN SPACE	PLANT FACTOR		
		LOW .10-.30 (PF=.3)	770 SF	.37
		MEDIUM .40-.60 (PF=.6)	568 SF	.74
		HIGH .70-1.0 (PF=1.0)	25 SF	1.24
	TOTAL PLANTED AREAS (A)		1,363 SF	
	TOTAL FRONT YARD AND USABLE OPEN SPACE		2,043 SF	

MAWA = $(40.3)(0.62)[(.55 \times 3,939) + (0 \times \text{NO SPECIAL LANDSCAPE AREAS})] = 54,131$ ANNUAL GALLONS ALLOWED

IRRIGATION METHOD (IE) - ALL LANDSCAPE AREAS TO BE DRIP IRRIGATED (.81)

TOTAL ETAF x AREA (B) = $(770 \times .37) + (568 \times .74) + (25 \times 1.24) = 736.22$

AVERAGE ETAF = $736.22/1,363 = .54 < .55$

ETWU (LOW) = $(40.3)(0.62)[(.37 \times 770)] = 7,119$ ANNUAL GALLONS
ETWU (MEDIUM) = $(40.3)(0.62)[(.74 \times 568)] = 10,602$ ANNUAL GALLONS
ETWU (HIGH) = $(40.3)(0.62)[(1.24 \times 25)] = 774$ ANNUAL GALLONS
ETWU TOTAL = $7,119 + 10,602 + 774 = 18,505$ ANNUAL GALLONS REQUIRED

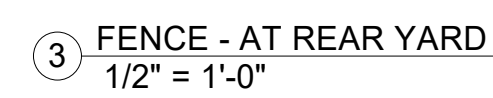


1 SITE PLAN - LANDSCAPE PLAN FRONT YARD
1" = 10'-0"



3 MAWA TOTAL LANDSCAPE AREA
1" = 20'-0"





100 BAXTER
VALLEJO CA 94590

PROJECT NAME

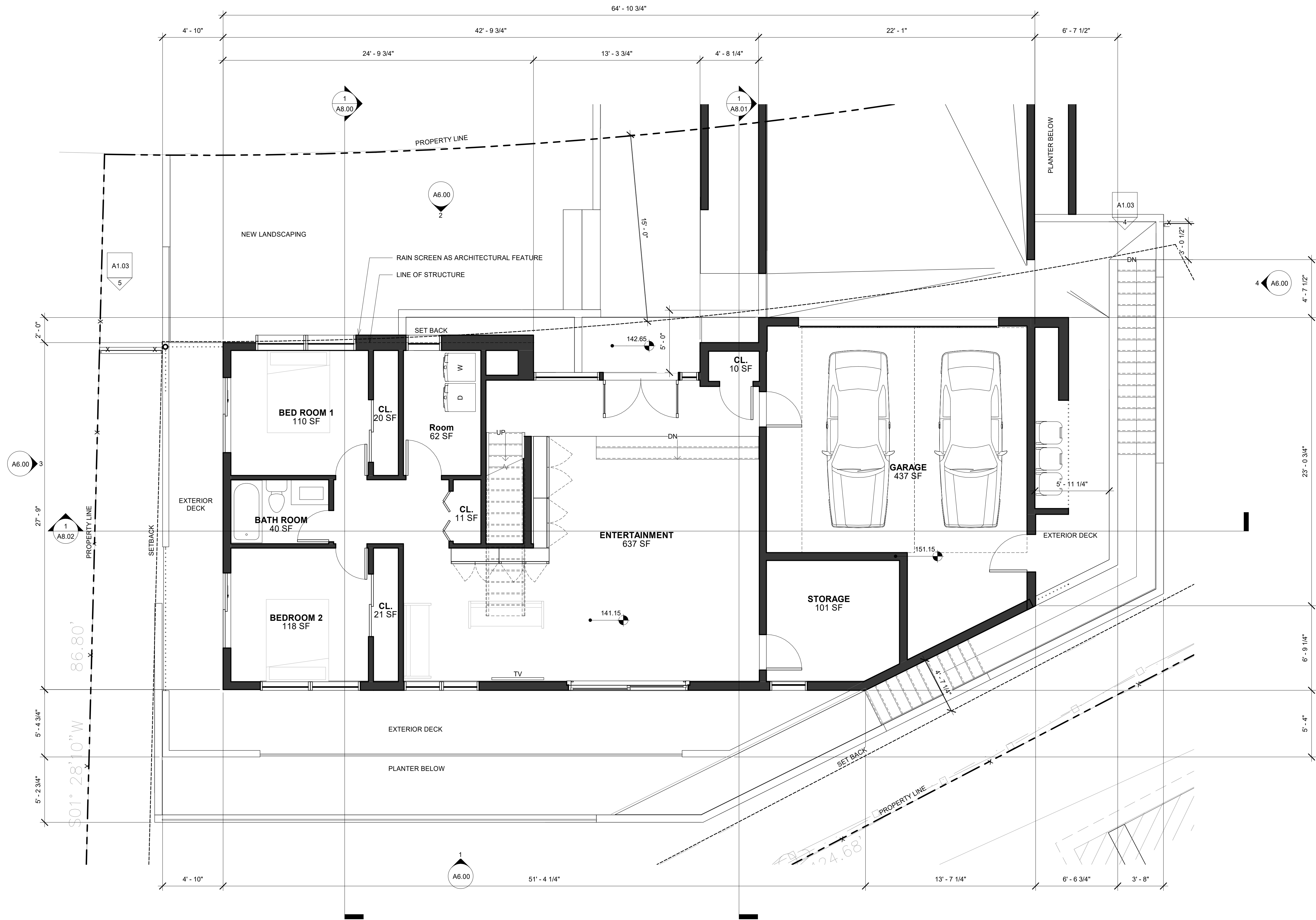
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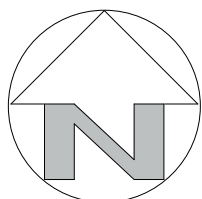
LANDSCAPE - FENCE ELEVATIONS

Project Status	Issue Date
SHEET NUMBER	

A1.03



1 FIRST - DRIVE 1ST FLOOR
1/4" = 1'-0"



No. Description Date



KEY PLAN

100 BAXTER
VALLEJO CA 94590

PROJECT NAME

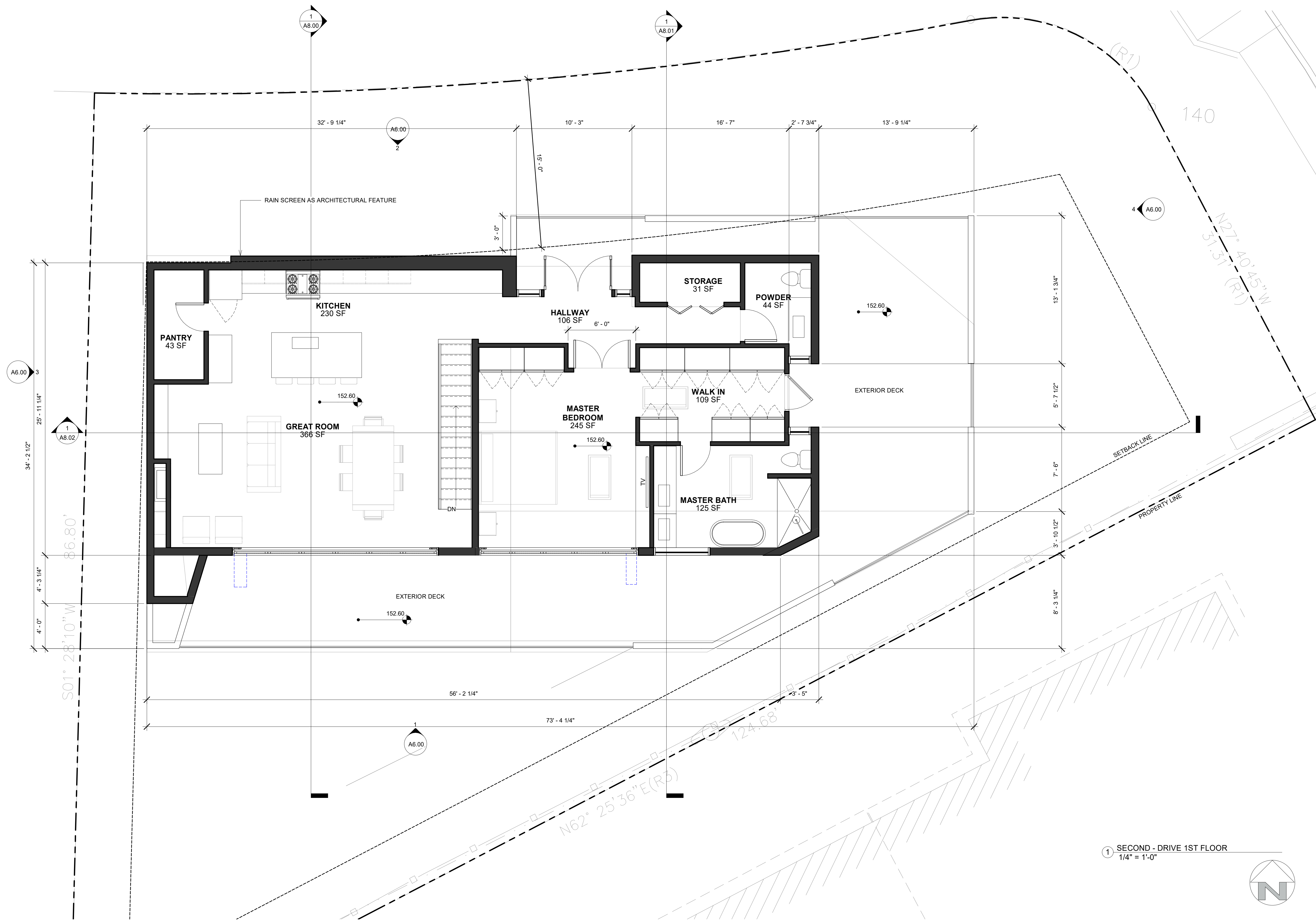
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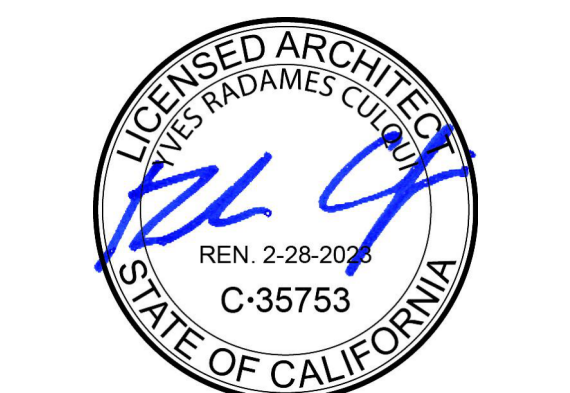
FLOOR PLANS

Project Status Issue Date
SHEET NUMBER

A1.10



No.	Description	Date
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KEY PLAN

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VALLEJO CA 94590

PROJECT NAME

BAXTER

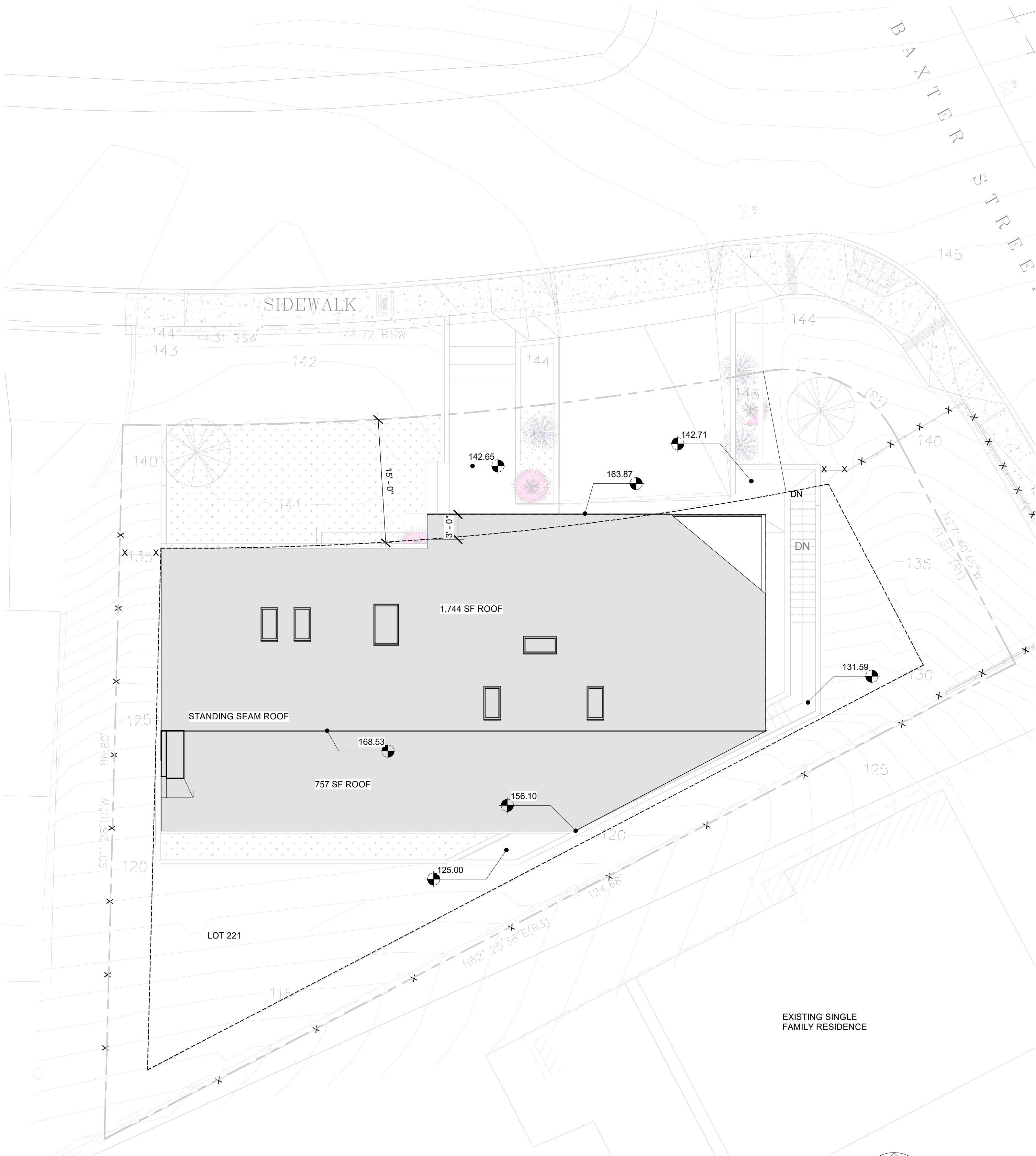
SHEET NAME

SECOND FLOOR
PLAN

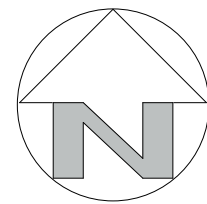
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Issue Date

A1.20



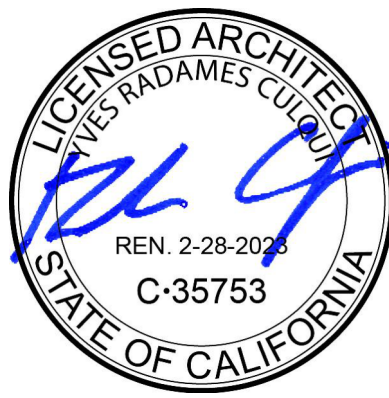
1 ROOF PLAN
1/8" = 1'-0"



RAD ARCHITECTS

Radames Curiu, RA
rad-arch.com
11213 303 3002

No.	Description	Date
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KEY PLAN

100 BAXTER
VALLEJO CA 94590

PROJECT NAME

BAXTER

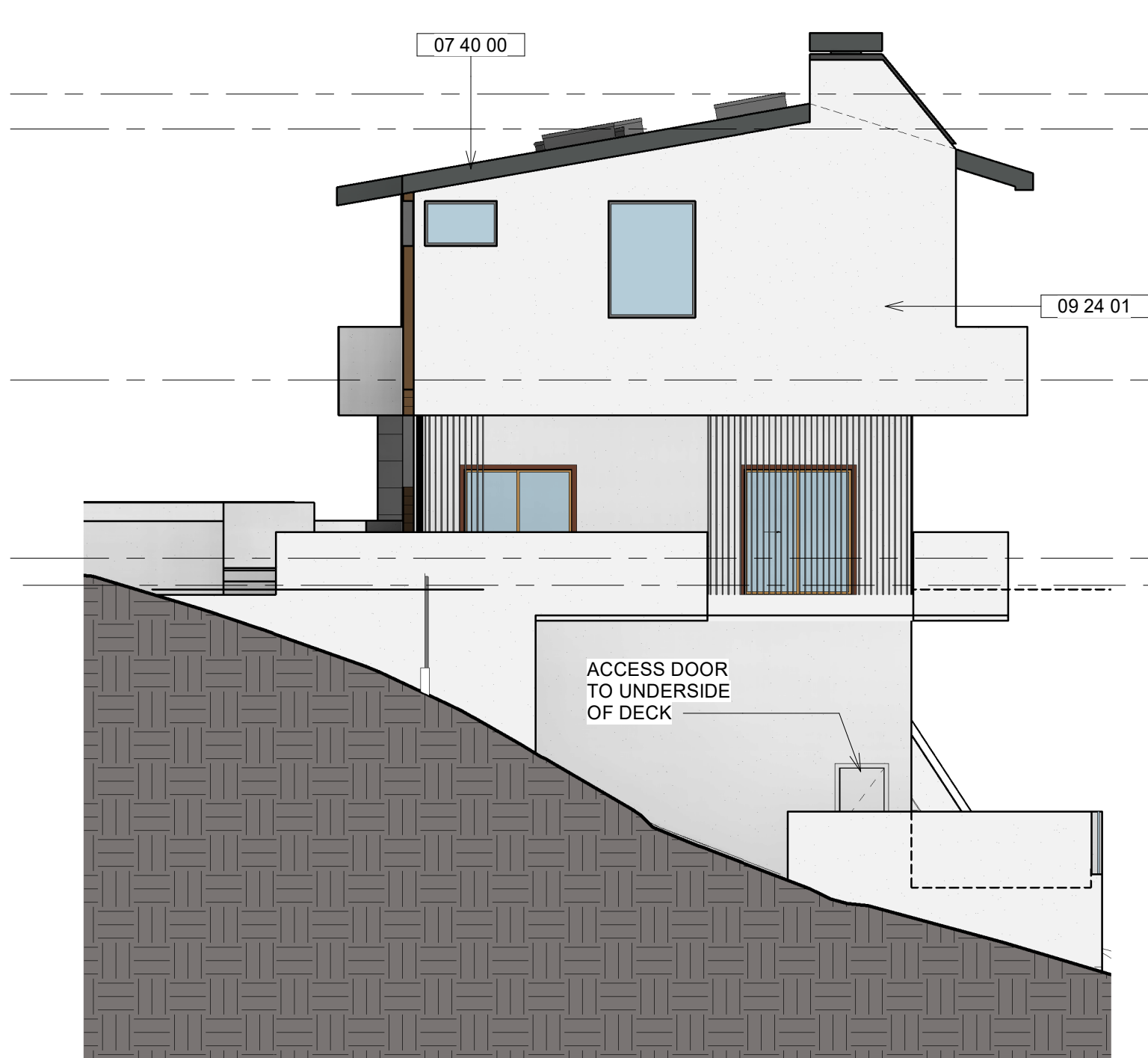
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ROOF PLAN

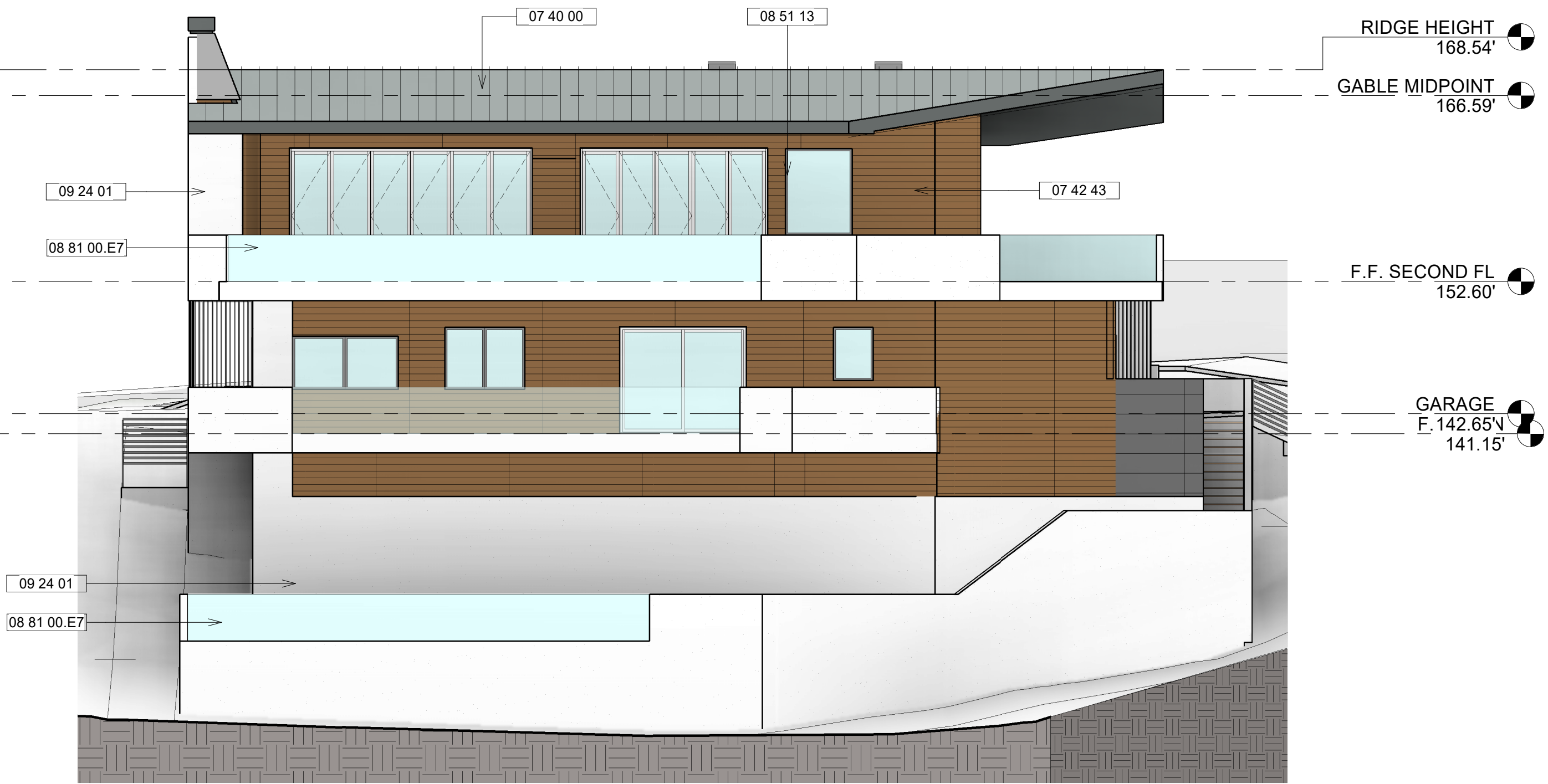
Project Status	Issue Date
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SHEET NUMBER

A1.30



3 WEST ELEVATION
1/8" = 1'-0"

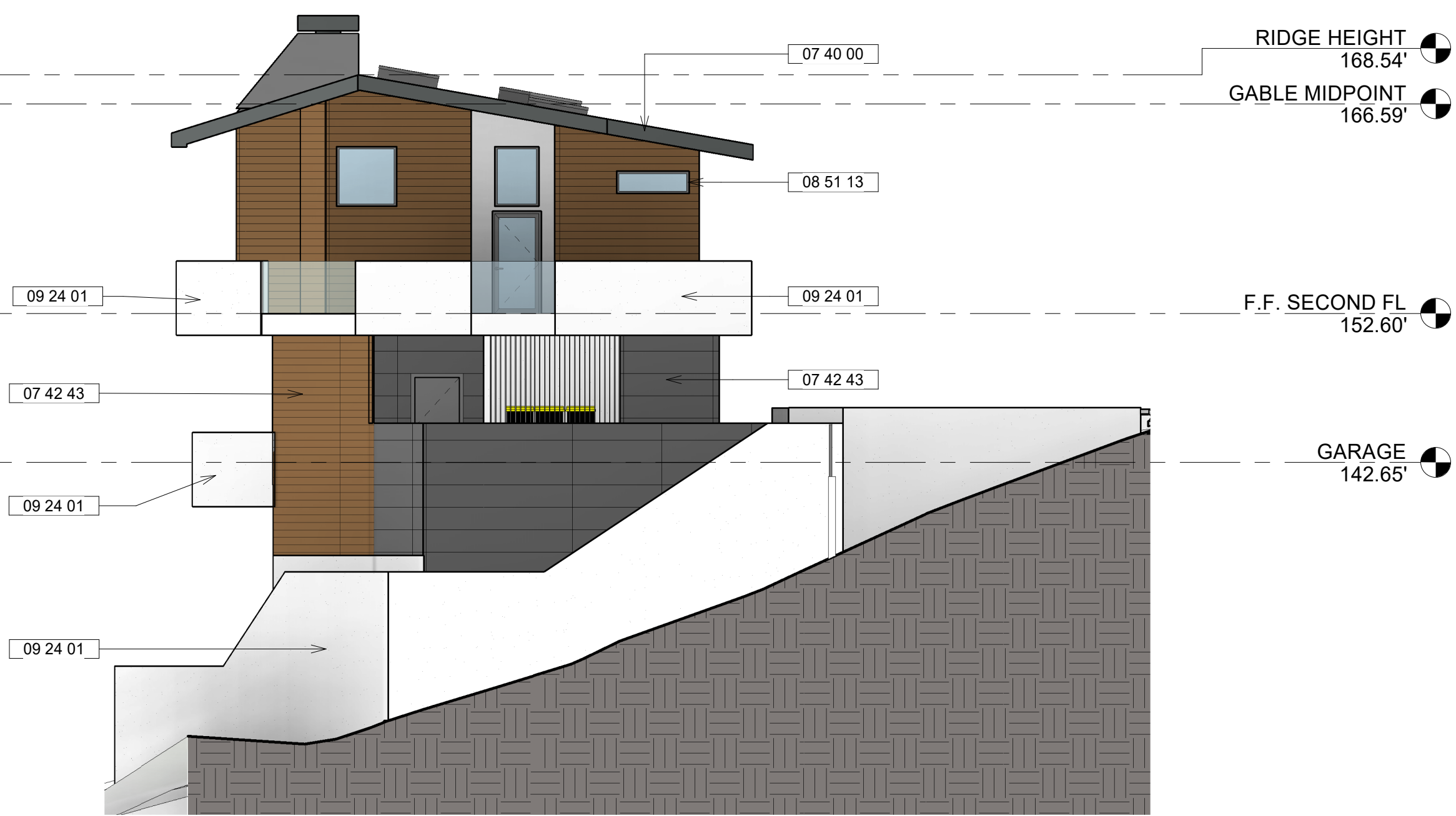


1 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND			
KEYNOTE	SAMPLE	DESCRIPTION	Material: Color
09 24 01		plaster, exterior	LACE
07 42 43		5/8" Fiber Cement Cladding with 5/8" Clip (JE778)	NICKEL
07 42 43		5/8" Woodgrain, Fiber Cement Cladding with 5/8" Clip (JE778)	CEDAR
08 51 13		Annodize Aluminum finish	DARK BRONZE
07 40 00		Standing Seam Metal Roof	"COOL" KYNAR 500 (DARK BRONZE)OR EQUAL
08 81 00.E7		Exterior 5/8" Tempered Laminated Glazing	CLEAR



2 NORTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

No.	Description	Date
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KEY PLAN

100 BAXTER
VALLEJO CA 94590

PROJECT NAME

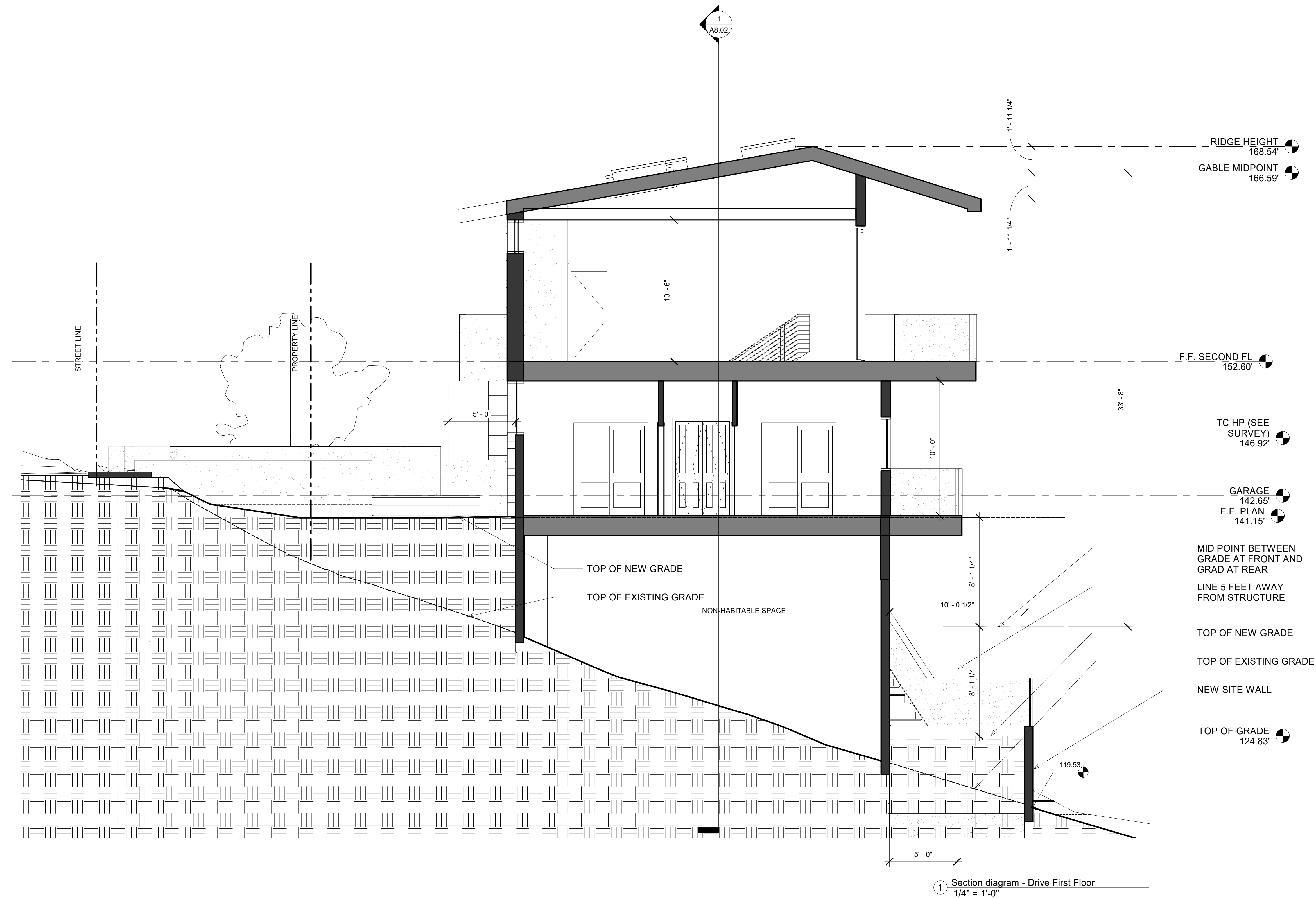
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SHEET NAME

ELEVATIONS

Project Status Issue Date
SHEET NUMBER

A6.00



No.	Description	Date
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KEY PLAN

100 BAXTER
VALLEJO CA 94590

PROJECT NAME

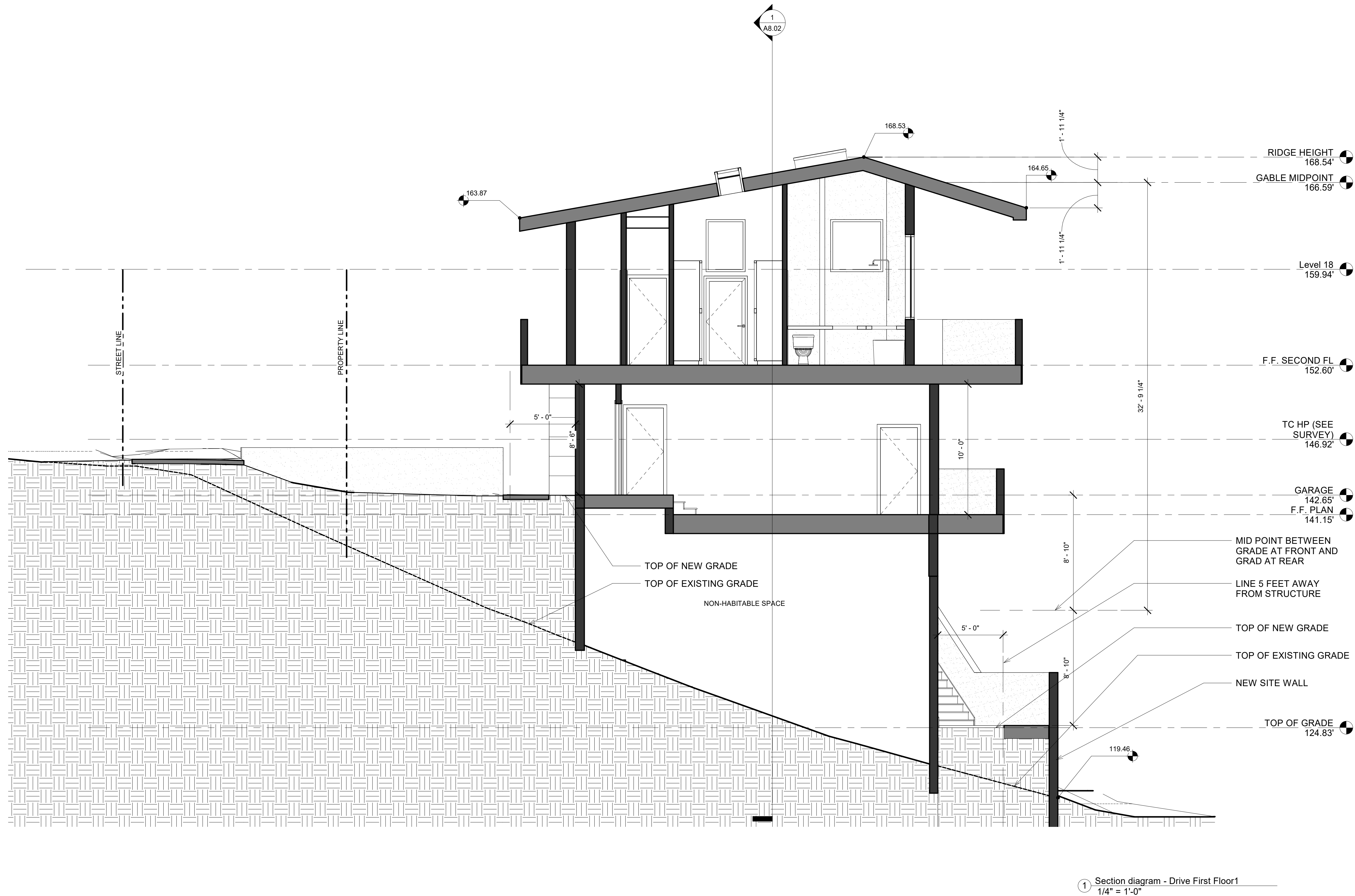
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SHEET NAME

BUILDNG
SECTION

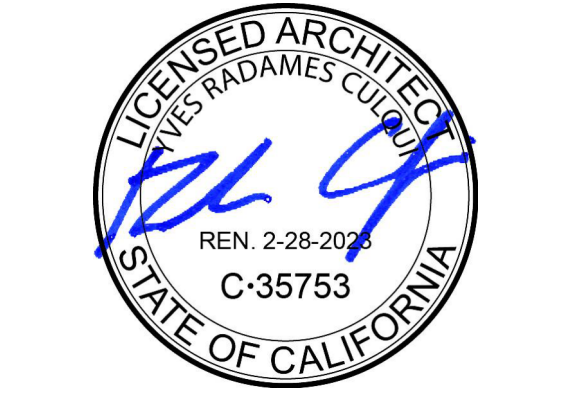
Project Status	Issue Date
SHEET NUMBER	

A8.00



1 Section diagram - Drive First Floor1
1/4" = 1'-0"

No.	Description	Date
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KEY PLAN

100 BAXTER
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PROJECT NAME

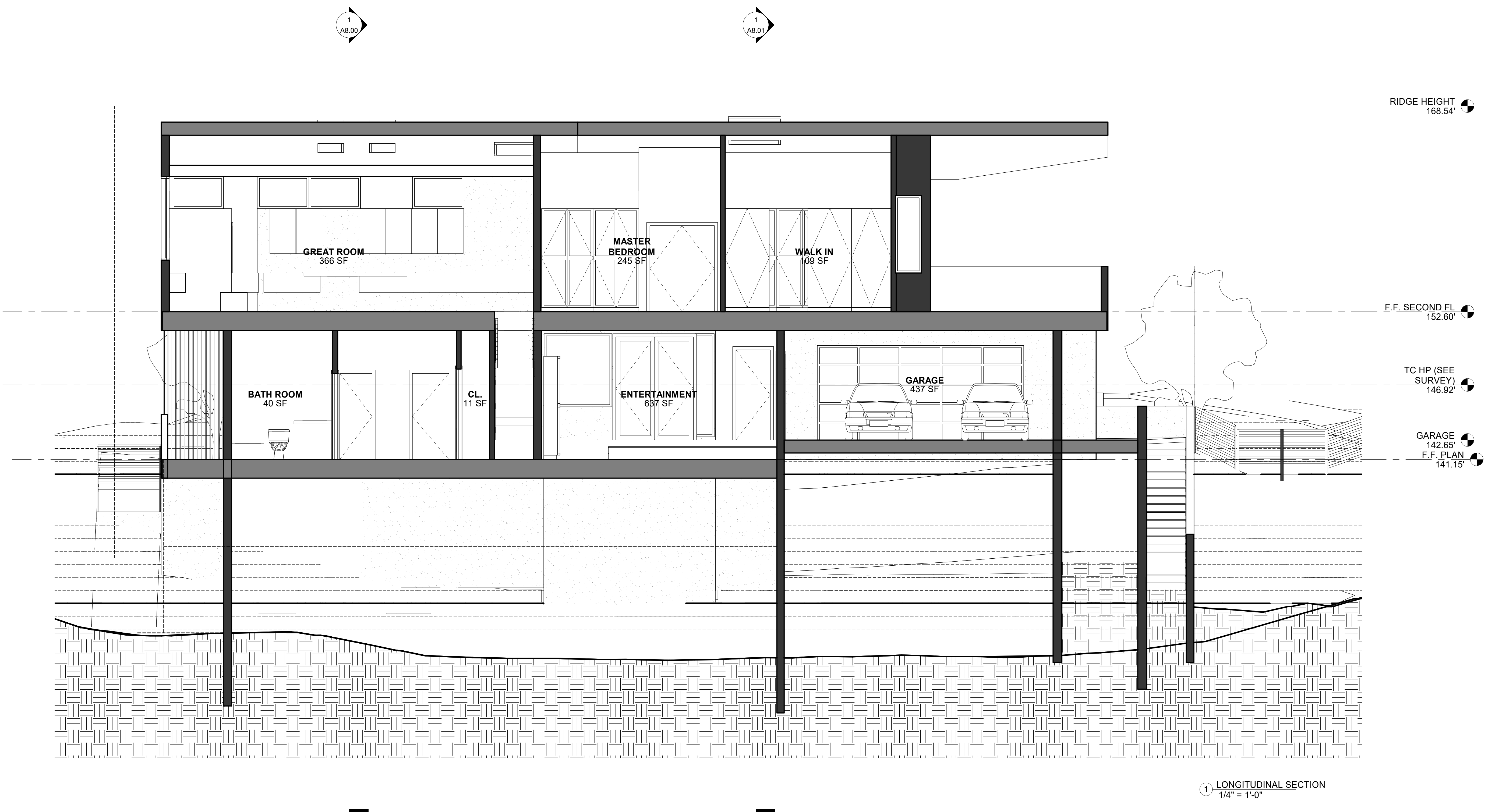
BAXTER

SHEET NAME

BUILDING
SECTION

Project Status	Issue Date
SHEET NUMBER	

A8.01



① LONGITUDINAL SECTION
1/4" = 1'-0"

No.	Description	Date
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KEY PLAN

100 BAXTER
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PROJECT NAME

BAXTER

SHEET NAME

BUILDING
SECTION

Project Status	Issue Date
SHEET NUMBER	

A8.02



EXISTING SITE CONDITION 1



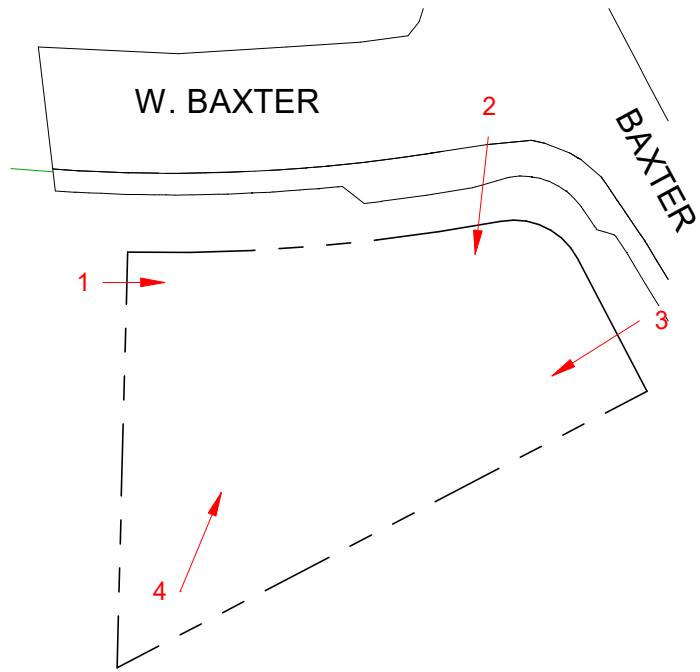
EXISTING SITE CONDITION 2



EXISTING SITE CONDITION 4



EXISTING SITE CONDITION 3



No.	Description	Date
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KEY PLAN

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PROJECT NAME

BAXTER

SHEET NAME

EXISTING SITE
CONDITION
PHOTOS

Project Status	Issue Date
SHEET NUMBER	

A9.00



No.	Description	Date
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KEY PLAN

100 BAXTER
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PROJECT NAME

BAXTER

SHEET NAME

PROPOSED
REDERINGS

Project Status	Issue Date
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SHEET NUMBER

A9.01